

**A. ARMANDO HERNANDEZ**  
(Applicant)

**11-10-CZ10-6 (11-067)**  
**Area 10/District 10**  
**Hearing Date: 11/09/11**

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☐ /lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☐ No ☒

**Previous Zoning Hearings on the Property:**

<b><u>Year</u></b>	<b><u>Applicant</u></b>	<b><u>Request</u></b>	<b><u>Board</u></b>	<b><u>Decision</u></b>
No History				

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY**  
**COMMUNITY ZONING APPEALS BOARD - AREA 10**  
**MOTION SLIP**

**#6**

APPLICANT'S NAME: **ARMANDO HERNANDEZ**

REPRESENTATIVE: Lionel Dausa

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
11-10-CZ10-6 (11-067)	October 11, 2011	CZAB10 11

**REC: Approval with conditions.**

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> APPLICATION	<input type="checkbox"/> ITEM(S): _____
<input checked="" type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input checked="" type="checkbox"/> TO: <u>November 9, 2011</u> <input type="checkbox"/> W/LEAVE TO AMEND
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS	
<input type="checkbox"/> APPROVE:	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT <input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH CONDITIONS	
<input checked="" type="checkbox"/> OTHER: Deferral at applicant's request to meet with staff in regards to condition #3.		

TITLE	M/S	NAME	YES	NO	ABSENT
VICE CHAIRMAN		Jorge BARBONTIN			X
COUNCILMAN	M	Julio R. CACERES	X		
COUNCILMAN	S	Richard M. GOMEZ	X		
COUNCILMAN		Miguel A. MARTINEZ	X		
COUNCILMAN		Toufic ZAKHARIA			X
CHAIRMAN		Jose GARRIDO (C.A.)	X		
VOTE:			4	0	

EXHIBITS: ☐ YES ☒ NO

COUNTY ATTORNEY: **DAVID HOPE**

**MIAMI-DADE COUNTY DEPARTMENT OF PERMITTING, ENVIRONMENT  
AND REGULATORY AFFAIRS  
RECOMMENDATION TO COMMUNITY COUNCIL No. 10**

**APPLICANT:** Armando Hernandez

**PH:** Z11-067 (11-10-C10-A)

**SECTION:** 19-54-40

**DATE:** November 9, 2011

**COMMISSION DISTRICT:** 6

**ITEM NO.:** A

**A. INTRODUCTION:**

o **SUMMARY OF REQUEST:**

The approval of this application will:

- Permit an existing single family residence, including additions built without a permit, with less than the minimum rear setback required by the Zoning Code.

o **REQUEST:**

Applicant is requesting to permit additions to a single-family residence with setback varying from 14.30' to 14.45' (25' required) from the rear (north) property line.

Plans are on file and may be examined at the Department of Permitting, Environment and Regulatory Affairs entitled "Proposed of legalization of bathrooms, kitchen, family room, utility & bedroom at Mr. Armando Hernandez House," as prepared by Fernando Hernandez Gomez-Pina, P.E., and dated stamped received 6/14/2011. Plans may be modified at public hearing.

o **LOCATION:** 11441 S.W. 43<sup>rd</sup> Street, Miami-Dade County, Florida.

o **SIZE:** 75' X 100'

**B. ZONING HEARINGS HISTORY:** None.

**C. NEIGHBORHOOD CHARACTERISTICS:**

**ZONING**

**LAND USE PLAN DESIGNATION**

**Subject Property:**

RU-1; single-family residence

Low Density Residential, 2.5 to 6 dua

**Surrounding Properties:**

**NORTH:** RU-1; single-family residences

Low Density Residential, 2.5 to 6 dua

**SOUTH:** RU-1; single-family residences

Low Density Residential, 2.5 to 6 dua

**EAST:** RU-1; single-family residence

Low Density Residential, 2.5 to 6 dua

**WEST:** RU-1; single-family residence

Low Density Residential, 2.5 to 6 dua

**D. NEIGHBORHOOD SERVICES PROVIDER COMMENTS:**

DERM	No objection
Public Works	No objection
Parks	No comment
MDT	No comment
Fire Rescue	No objection
Police	No comment
Schools	No comment

**E. PLANNING AND ZONING ANALYSIS:**

This application was deferred from the October 11, 2011 meeting to allow the applicant to meet with staff. The subject parcel is an interior lot, located at 11441 S.W. 43<sup>rd</sup> Street. Single-family residences characterize the surrounding area where the subject property lies. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site as a **Low Density Residential** use. This designation permits a density range of a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Approval of the requests sought in this application will not add additional dwelling units to the site beyond what is allowed; therefore, the application is **consistent** with the density threshold of the LUP map of the CDMP.

When the subject request is analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standard, staff is of the opinion that the approval with conditions of the same would not affect the appearance of the community and would be **compatible** with the surrounding area. Furthermore, approval of the request would not result in an obvious departure from the aesthetic character of the surrounding area.

Staff notes that the existing additions provide the property owner and his family with additional living space. The existing additions to be legalized consist of a kitchen, utility room, bedroom, two bathrooms, and family room, as indicated in the submitted site plan. As shown on the submitted elevations, the existing additions have been architecturally designed to match the scale and character of the existing residence. Additionally, staff notes that the survey and photographs submitted by the applicant show an existing 6' high wood fence along the rear (north) property line of the subject property, which in staff's opinion, diminishes any negative visual impact of the setback encroachment on the adjacent single-family residence located to the north of the subject site.

Based on the configuration of the floor plans, staff opines that future owners could easily convert the residence into two residential units. Therefore, staff recommends as a condition for approval, that the applicant submits a Declaration of Use agreement which restricts the use of the subject property to single-family use only. In addition, staff will recommend that that the door leading outside from the new bedroom be removed, the interior door from the dining room to the family room be removed and the door leading outside from the utility room be replaced with a roll-up garage door.

**Based on all of the aforementioned, staff opines that the existing additions are compatible with the area and therefore recommend approval with conditions of the application under the Non-Use Variance NUV Standards, Section 33-311(A)(4)(b).**

**F. RECOMMENDATION: Approval with conditions.**




**G. CONDITIONS:**

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Permitting, Environment and Regulatory Affairs upon the submittal of an application for a building permit and/or Certificate of Completion; said plan shall include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the site plan, the same be substantially in accordance with that submitted for the hearing entitled "Existing Addition to be Legalized," as prepared by Juan J. Farach, R.A. Sheet A-1 dated stamped received March 21, 2011 and the remaining two (2) sheets dated stamped received October 6, 2010, for a total of three (3) sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action and except that the door leading outside from the new bedroom be removed, the interior door from the dining room to the family room be removed and the door leading outside from the utility room be removed from the plans.
3. That the door leading outside from the new bedroom be removed, the interior door from the dining room to the family room be removed and the door leading outside from the utility room be replaced with a roll-up garage door, in accordance with the submitted plan within 90 days of the expiration of the appeal period for this Zoning Hearing, unless a time extension is granted by the Director of the Department of Permitting, Environment and Regulatory Affairs.
4. That the use be established and maintained in accordance with the approved plans.
5. That the applicant shall obtain a building permit for the existing residence from the Permitting, Environment and Regulatory Affairs Department within 90 days after final public hearing approval of this application.
6. That the applicant submits a Declaration of Use Agreement restricting the use of the subject property only to a single family residence prior to the issuance of a building permit.
7. That the shed in the rear northeast corner of the property be demolished in accordance with the site plan submitted.

**DATE TYPED:** 08/15/11  
**DATE REVISED:** 10/18/11  
**DATE FINALIZED:** 08/15/11  
CD:ES:GR:JV:NN:CH:JC

ADDENDUM

  
Charles Danger, P.E., Interim Director  
Department of Permitting, Environment  
and Regulatory Affairs

NAN  
bmr  
SG

# ZONING RECOMMENDATION ADDENDUM

Armando Hernandez  
Z11-067

## COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

<b>Low Density Residential</b> (Pg. I-31)	<i>The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low Density Residential use. This category allows a range in density from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. The types of housing typically found in areas designated low density include single-family housing e.g., single family detached, cluster and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i>
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## PERTINENT ZONING REQUIREMENTS/STANDARDS

<b>33-311(A)(4)(b)</b>	<b>Non-Use Variances From Other Than Airport Regulations.</b> <i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i>
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PLANNING AND ZONING  
AGENDA OFFICE

2011 OCT 33 P 1:55

# Memorandum



**Date:** July 11, 2011

**To:** Marc C. LaFerrier, AICP, Director  
Department of Planning and Zoning

**From:** Jose Gonzalez, P.E., Assistant Director  
Environmental Resources Management

**Subject:** C-10 #Z2011000067  
Armando Hernandez  
11441 S.W. 43<sup>rd</sup> Street  
Requesting a Non-Use Variance of Rear Setback  
(RU-1) (1.72 Acres)  
19-54-40

A handwritten signature in black ink, appearing to read "Jose Gonzalez", written over the printed name in the "From:" field.

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

#### Potable Water Service and Wastewater Disposal

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required in accordance with Code requirements.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

#### Stormwater Management

According to the information found on this project, the existing rear setback will not affect the existing stormwater management system.

Wetlands

The subject property does not contain wetlands as defined by Section 24-5 of the Code; therefore, a DERM Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation

According to the site plan submitted with this zoning application, the proposal to permit the existing addition will not impact tree resources. Therefore, the Tree Program has no objection to this zoning application, however please be advised that a Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of Section 24 of the Code.

Enforcement History

DERM has found no open or closed enforcement records for the subject property.

Concurrency Review Summary

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMF for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute DERM's written approval, as required by the Code.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Christine Velazquez, at (305) 372-6764.

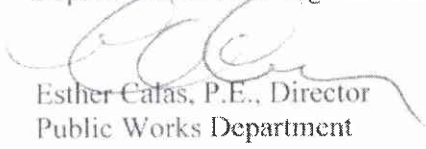
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## Memorandum



**Date:** November 26, 2008

**To:** Marc C. LaFerrier, AICP, Director  
Department of Planning and Zoning

**From:**   
Esther Calas, P.E., Director  
Public Works Department

**Subject:** Zoning Hearing Improvements

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In order to enhance the efficiency of the zoning review process for public hearings, your Department requested that Public Works Department (PWD) provide standard "bypass" comments for some residential applications. These applications will be limited to single family residences, townhouses and duplexes, where the applicant seeks zoning hearing relief for a customary residential use, on previously platted lots. The following applications for public hearings could "bypass" the PWD review:

- Applications requesting setback variances
- Applications requesting variance on lot frontage
- Applications requesting variance on lot area
- Applications requesting greater lot coverage than permitted by Code
- Applications requesting additions to an existing structure

Pursuant to Sec. 33-24 of the Miami-Dade County Code, for those applications where a structure encroaches onto an easement, the applicant must secure from the easement owner a written statement that the proposed use will not interfere with owner's reasonable use of the easement.

Please contact Mr. Raul Pino, P.L.S., Chief, Land Development Division, at (305) 375-2112, if you have any questions.

**cc:** Antonio Cotarelo, P.E., Assistant Director  
Public Works Department

Raul Pino, P.L.S., Chief  
Land Development Division

Leandro Rodriguez

# Memorandum



**Date:** 22-JUN-11  
**To:** Marc LaFerrier, Director  
Department of Planning and Zoning  
**From:** Karls Paul-Noel, Interim Director  
Miami-Dade Fire Rescue Department  
**Subject:** Z2011000067

## **Fire Prevention Unit:**

Not applicable to MDRF site requirements.

## **Service Impact/Demand**

Development for the above Z2011000067  
located at 11441 SW 43 ST, MIAMI-DADE COUNTY, FLORIDA.  
in Police Grid 1586 is proposed as the following:

N/A residential	dwelling units	N/A industrial	square feet
N/A Office	square feet	N/A institutional	square feet
N/A Retail	square feet	N/A nursing home/hospitals	square feet

Based on this development information, estimated service impact is: N/A alarms-annually.  
The estimated average travel time is: 7:02 minutes

## **Existing services**

The Fire station responding to an alarm in the proposed development will be:  
Station 9 - Kendall - 7777 SW 117 Avenue  
Rescue, ALS Engine

## **Planned Service Expansions:**

The following stations/units are planned in the vicinity of this development:  
None.

## **Fire Planning Additional Comments**

Not applicable to service impact analysis.

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue  
Department Planning Section at 786-331-4540.

DATE: 13-SEP-11

BUILDING AND NEIGHBORHOOD  
COMPLIANCE DEPARTMENT

ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND  
CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE

ARMANDO HERNANDEZ

11441 SW 43 ST, MIAMI-DADE  
COUNTY, FLORIDA.

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APPLICANT

---

ADDRESS

Z2011000067

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HEARING NUMBER

**HISTORY:**

OPEN CASES:

Neighborhood Compliance

None

Building

20110141021B 2 Opened on 12/6/10 for detached structure (shed) and attached structure at the rear of the house. Citation P004374 was issued on 7/18/2011 due to non-compliance on case.

PREVIOUS CASES:

Neighborhood Compliance

None

Building

None

ARMANDO HERNANDEZ



**OUTSTANDING FINES, PENALTIES, COST OR LIENS  
INCURRED PURSUANT TO CHAPTER 8CC:**

N/A

**REPORTER NAME:**

L. Cuellar

# ZONING INSPECTION REPORT

Inspector: MARTINEZ, RAMIRO

Inspection Date

Evaluator: JACQUELINE CARRANZA

09/07/11

Process #: Applicant's Name  
Z2011000067 ARMANDO HERNANDEZ

Locations: 11441 SW 43 ST, MIAMI-DADE COUNTY, FLORIDA.

Size: 75' X 100'

Folio #: 3040190013030

## Request:

THE APPLICANT IS REQUESTING APPLICANT IS REQUESTING A NON-USE VARIANCE OF REAR SETBACK.

## EXISTING ZONING

Subject Property RU-1,

EXISTING USE RESIDENCE

## SITE CHARACTERISTICS

## STRUCTURES ON SITE:

ONE STORY SINGLE-FAMILY RESIDENCE WITH AN ATTACHED REAR ADDITION. ALL EXISTING IMPROVEMENTS ON THE PROPERTY HAVE BEEN ACCURATELY IDENTIFIED ON THE SITE PLAN SUBMITTED FOR THE HEARING APPLICATION PROCESS.

## USE(S) OF PROPERTY:

RU-1 DISTRICT, SINGLE FAMILY RESIDENCE.

## FENCES/WALLS:

4 FT CHAIN LINK FENCE ALONG THE INTERIOR, SIDE PROPERTY LINES AND A 6 FT WOODEN FENCE ALONG THE REAR, NORTH PROPERTY LINE.

## LANDSCAPING:

RESIDENCE WAS BUILT PRIOR TO THE LANDSCAPE CODE. THERE ARE CURRENTLY TWO BISMARK PALMS IN THE SWALE AREA AND 3 CHRISTMAS PALMS ALONG THE WEST, INTERIOR PROPERTY LINE OF FRONT YARD. THE ENTIRE BACKYARD HAS A CONCRETE SLAB; THEREFORE, NO LANDSCAPING IN THE BACKYARD.

## BUFFERING:

THE ONLY BUFFERING ELEMENT BETWEEN THE REAR ADDITION AND NEIGHBORING PROPERTY TO THE NORTH IS A 6 FT WOOD FENCE.

## VIOLATIONS OBSERVED:

PROPERTY HAS AN ATTACHED ADDITION ENCROACHING IN THE REAR SETBACK, WHICH THE APPLICANT IS TRYING TO CORRECT VIA THIS APPLICATION. ALSO, THERE ARE TWO ACCESSORY STRUCTURES LOCATED IN THE BACKYARD THAT DO NOT MEET SETBACKS. APPLICANT MUST INCLUDE THEM IN THE HEARING APPLICATION OR REMOVE FROM THE PREMISES.

BNC CURRENTLY HAS AN ENFORCEMENT CASE (20110141021) FOR WORK WITHOUT PERMITS ON THIS PROPERTY.

## OTHER:

## ZONING INSPECTION REPORT

**Process #**   **Applicant's Name**  
Z2011000067   ARMANDO HERNANDEZ

### **SURROUNDING PROPERTY**

**NORTH:**

RU-1; ONE STORY SINGLE-FAMILY RESIDENCE.

**SOUTH:**

RU-1; ONE STORY SINGLE-FAMILY RESIDENCE.

**EAST:**

RU-1; ONE STORY SINGLE-FAMILY RESIDENCE.

**WEST:**

RU-1; ONE STORY SINGLE FAMILY RESIDENCE.

### **SURROUNDING AREA**

THE SUBJECT PROPERTY IS SURROUNDED BY ONE STORY SINGLE FAMILY RESIDENCE.

### **NEIGHBORHOOD CHARACTERISTICS:**

THE NEIGHBORHOOD IS CHARACTERIZED SINGLE FAMILY RESIDENCES.

### **COMMENTS:**

N 90° 00' 00" E      75.00'



## SUMMARY DETAILS

OWNER: MR. ARMANDO HERNANDEZ

ADDRESS: 11441 SW 43 ST MIAMI, FL. 33165

PROPERTY INFORMATION:  
RUI- RESIDENTIAL-  
SINGLE FAMILY

## ZONING LEGEND:

ZONING CLASSIFICATION: RUI-RESIDENTIAL  
LOT SIZE: 1500 SQFT.  
EXISTING CONSTRUCTION AREA: 2336 SQFT.  
HEIGHT OF THE BUILDING: 35'-0" ( 2 STORIES )

SETBACKS:	REQUIRED	PROPOSED
FRONT:	25.0'	28.15'
RIGHT SIDE:	7.5'	7.50'
LEFT SIDE:	7.5'	17.03'
REAR:	25.0'	14.30'

## CONSTRUCTION AREA:

EXISTING CONSTRUCTION AREA: 1,071.00 SQFT.  
NEW AREA CONSTRUCTION TO LEGALIZED: 1264.00 SQFT.  
TOTAL EXISTING AREA + NEW PROPOSED AREA: 2,336.00 SQFT.

## GREEN AREA OF LOT:

EXISTING GREEN AREA: 1748.40 SQFT.  
DEMOLISH AREA TO BECOME A GREEN AREA: 1035.50 SQFT.  
TOTAL NEW GREEN AREA: 2,783.90 SQFT.

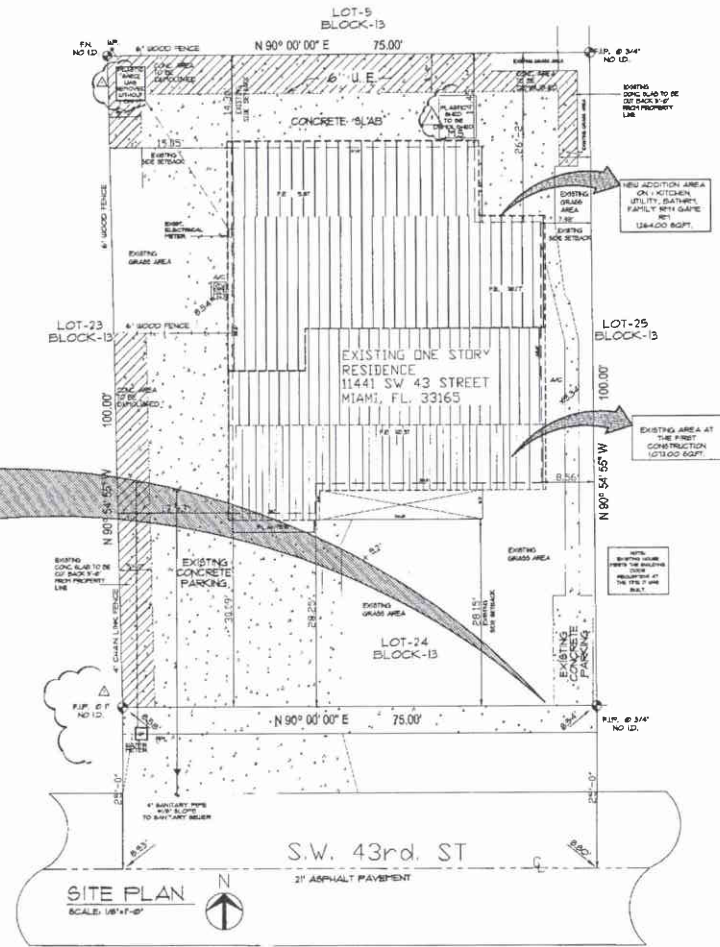
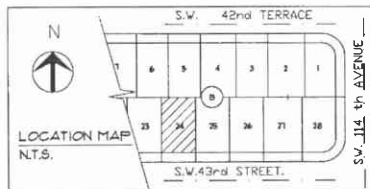
## SCOPE OF WORK

LEGALIZATION AREA OF NEW KITCHEN, FAMILY, BEDROOM, UTILITY, AND BATHROOM

## LEGAL DESCRIPTION

LOT 24, IN BLOCK 13, OF WESTWOOD LAKE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGE 29, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

RUI-RESIDENTIAL  
11441 SW 43 ST  
MIAMI, FLORIDA 33165



**RECEIVED**  
211-067  
JUN 14 2011

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY \_\_\_\_\_

FERNANDO GOMEZ-SALAS  
CONSULTING ENGINEER  
P.E. No. 14716 (CIVIL)  
CORAL GABLES, FL 33134  
TEL: (305) 441-2228  
FAX: (305) 441-2228  
FERNANDO@FERNANDOSALAS.COM



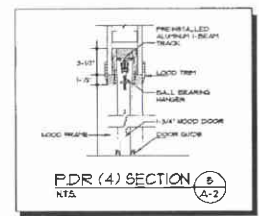
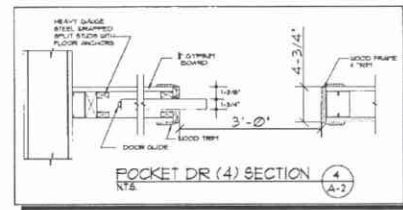
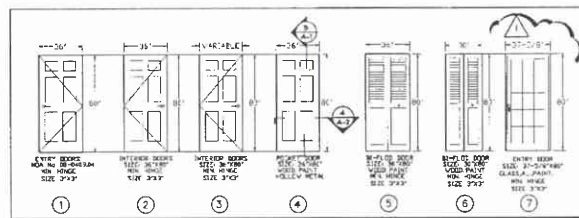
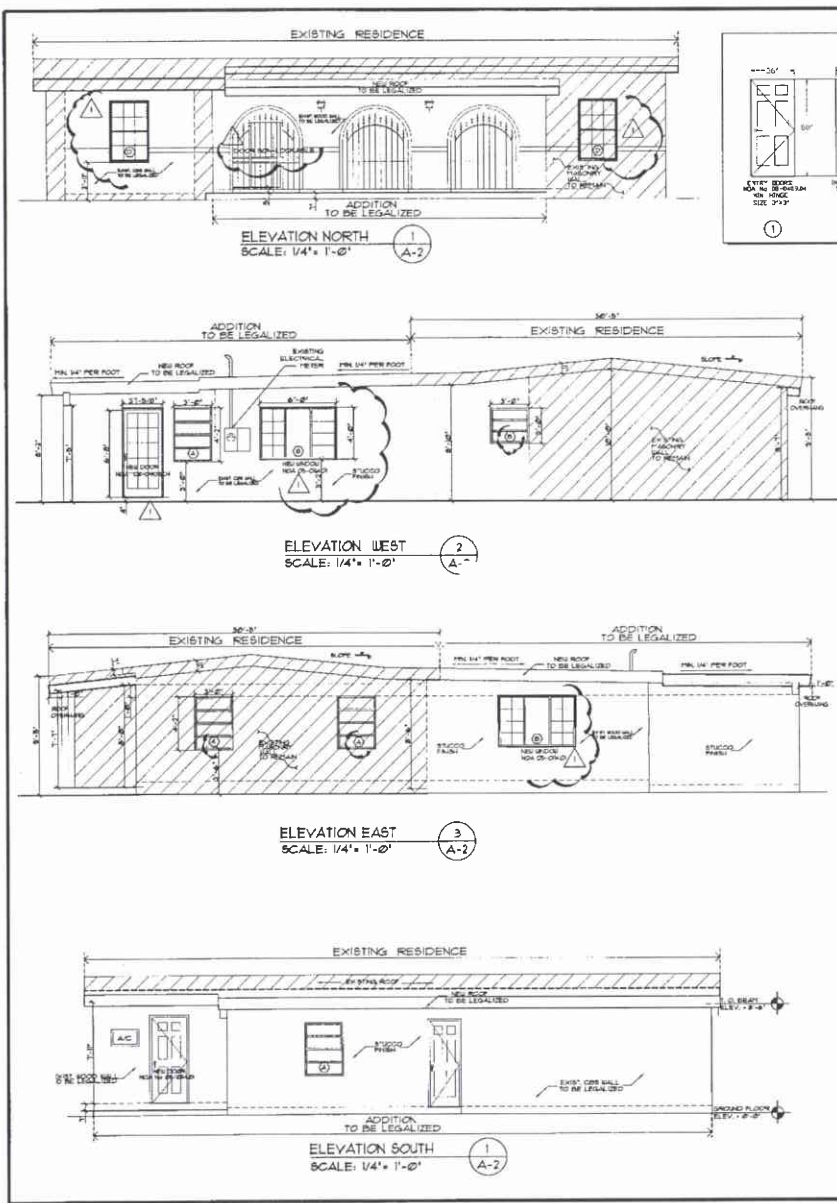
PROPOSED OF LEGALIZATION OF BATHROOM, KITCHEN, & BEDROOM AT MR. ARMANDO HERNANDEZ HOUSE  
11441 S.W. 43 ST. MIAMI, FL. 33165

SITE PLAN, LOCATION MAP & LEGENDS

REVISIONS  
DATE CH-09-11  
DESCRIPTION  
Project No.  
Sheet No.  
Date  
Drawn By  
Checked By  
Approved By  
P.G.P.  
REAL

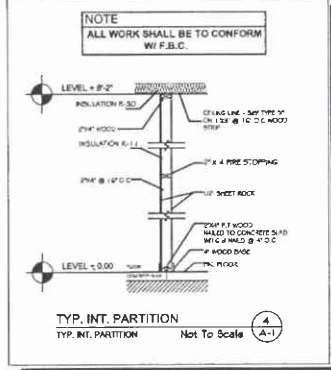
SHEET NO.  
**SP-1**  
1 OF 1





DOOR SCHEDULE					
ITEM	HEIGHT	THICK	FRAME	MATERIAL	REMARKS
1	3'-0"	1-3/4"	METAL	WOOD	EXTERIOR DOOR
2	3'-0"	1-3/4"	WOOD	WOOD	INTERIOR DOOR - NON-LOOKABLE
3	3'-0"	1-3/4"	WOOD	WOOD	POCKET DOOR
4	3'-0"	1-3/4"	WOOD	WOOD	CLOSE DOOR

WINDOW SCHEDULE				
SYMBOL	DESCRIPTION	SIZE	MATERIAL	REMARKS
(A)	ALUMINUM ANGING WDO	50"x36"	ALUM/CLEAR GLASS	NOA 01-073110
(B)	ALUMINUM ANGING WDO	36"x36"	ALUM/CLEAR GLASS	NOA 01-073110
(C)	ALUMINUM ANGING WDO	12"x50"	ALUM/CLEAR GLASS	NOA 01-073110
(D)	ALUMINUM SINGLE WNG	37"x51"	ALUM/CLEAR GLASS	NOA 01-091801
(E)	FOR ROLLING WDO	48"x12"	ALUM/CLEAR GLASS	NOA 05-011401



**BATHROOM DOORS:**  
Every bathroom door lock shall be designed to permit opening of the locked door from the outside in all emergencies. The opening device shall be readily accessible to the staff.

**CLOSET DOORS:**  
Every closet door latch shall be such that it can be opened from inside the closet.

**FIELD VERIFICATION:**  
THIS PLAN IS SUPPLIED FOR GENERAL INFORMATION AND FOR THE CONTRACTOR'S USE. CONTRACTOR SHALL VERIFY ALL REQUIRED DIMENSIONS AND ALL EXISTING CONDITIONS AT THE JOB SITE AND NOTIFY TO ARCHITECT/ENGINEER OF ANY DIMENSIONAL DISCREPANCIES OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE THESE DRAWINGS.

**RECEIVED**  
JUN 14 2011

**NOTE:**  
ALL BARS OF PROTECTION WILL BE REMOVED FROM WINDOW

**FERNANDO GOMEZ, P.E.**  
CONSULTING ENGINEER  
2515 N.W. 117TH AVE., SUITE 100  
CORAL GABLES, FL 33154  
TEL: (305) 441-2238  
FAX: (305) 441-2238  
FERNANDOGOMEZ@GMAIL.COM

**PROPOSED OF LEGALIZATION OF BATHROOMS, KITCHEN, & BEDROOM AT MR. ARMANDO HERNANDEZ HOUSE**

**11441 S.W. 43 ST. MIAMI, FL. 33165**

**ELEVATIONS, SECTIONS, SCHEDULE & LEGEND**

**REVISIONS**

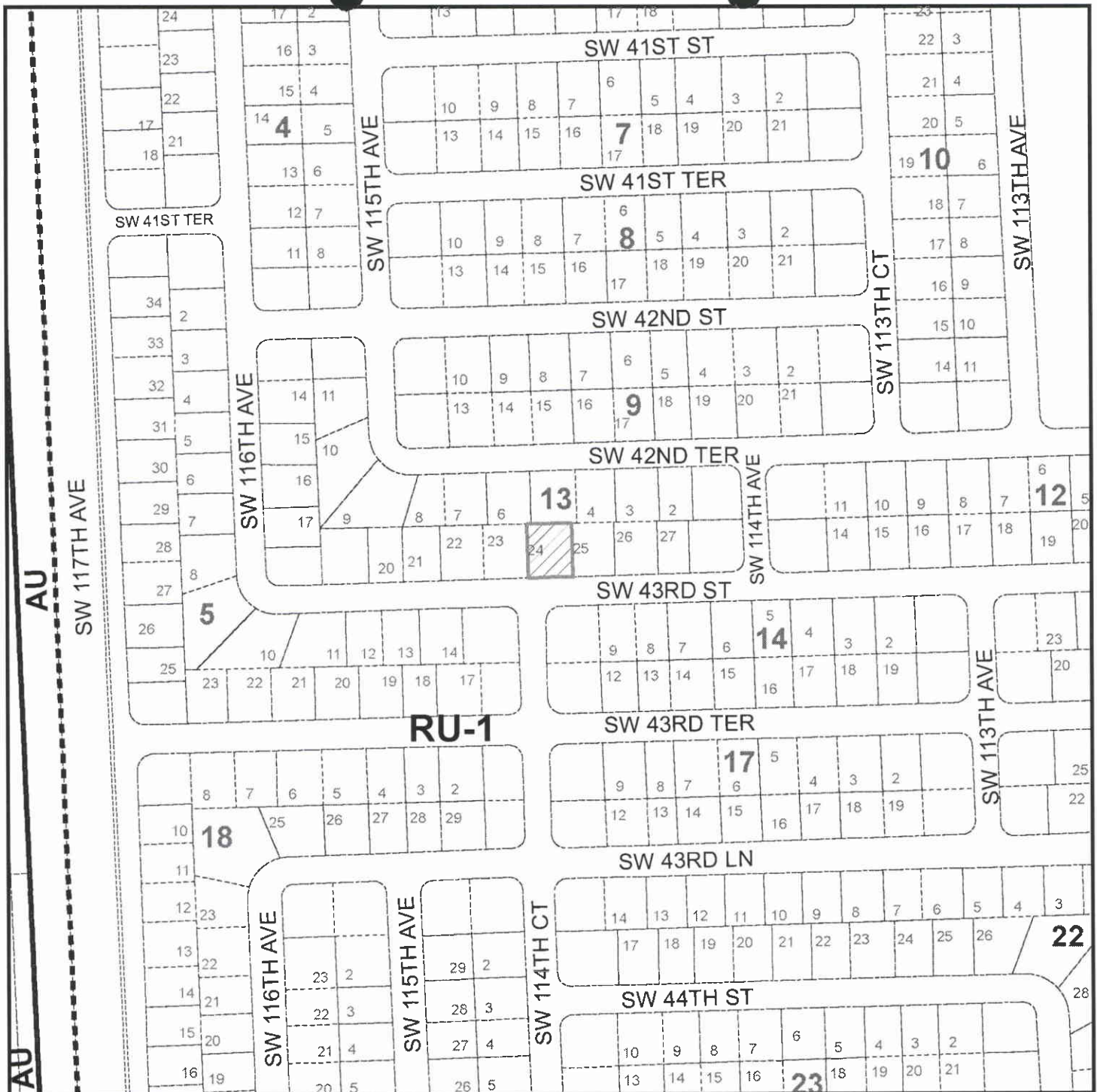
NO.	DATE	DESCRIPTION
1	04-05-11	

**DESIGNER:** [Signature]  
**DATE:** 02-09-11  
**DRAWN BY:** [Signature]  
**APPROVED BY:** [Signature]  
**SEAL:**

**SHEET NO. A-2**  
2 OF 2

**RECEIVED**  
211-067  
JUN 14 2011

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY \_\_\_\_\_



**MIAMI-DADE COUNTY**  
**HEARING MAP**

**Process Number**  
**Z2011000067**

**Section: 19 Township: 54 Range: 40**  
**Applicant: ARMANDO HERNANDEZ**  
**Zoning Board: C10**  
**Commission District: 10**  
**Drafter ID: KEELING STENNETT**  
**Scale: NTS**

**Legend**

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Tuesday, June 21, 2011

REVISION	DATE	BY
	18	





**MIAMI-DADE COUNTY**

**AERIAL YEAR 2009**

**Process Number**

**Z2011000067**

**Section: 19 Township: 54 Range: 40**  
**Applicant: ARMANDO HERNANDEZ**  
**Zoning Board: C10**  
**Commission District: 10**  
**Drafter ID: KEELING STENNETT**  
**Scale: NTS**

**Legend**

 Subject Property

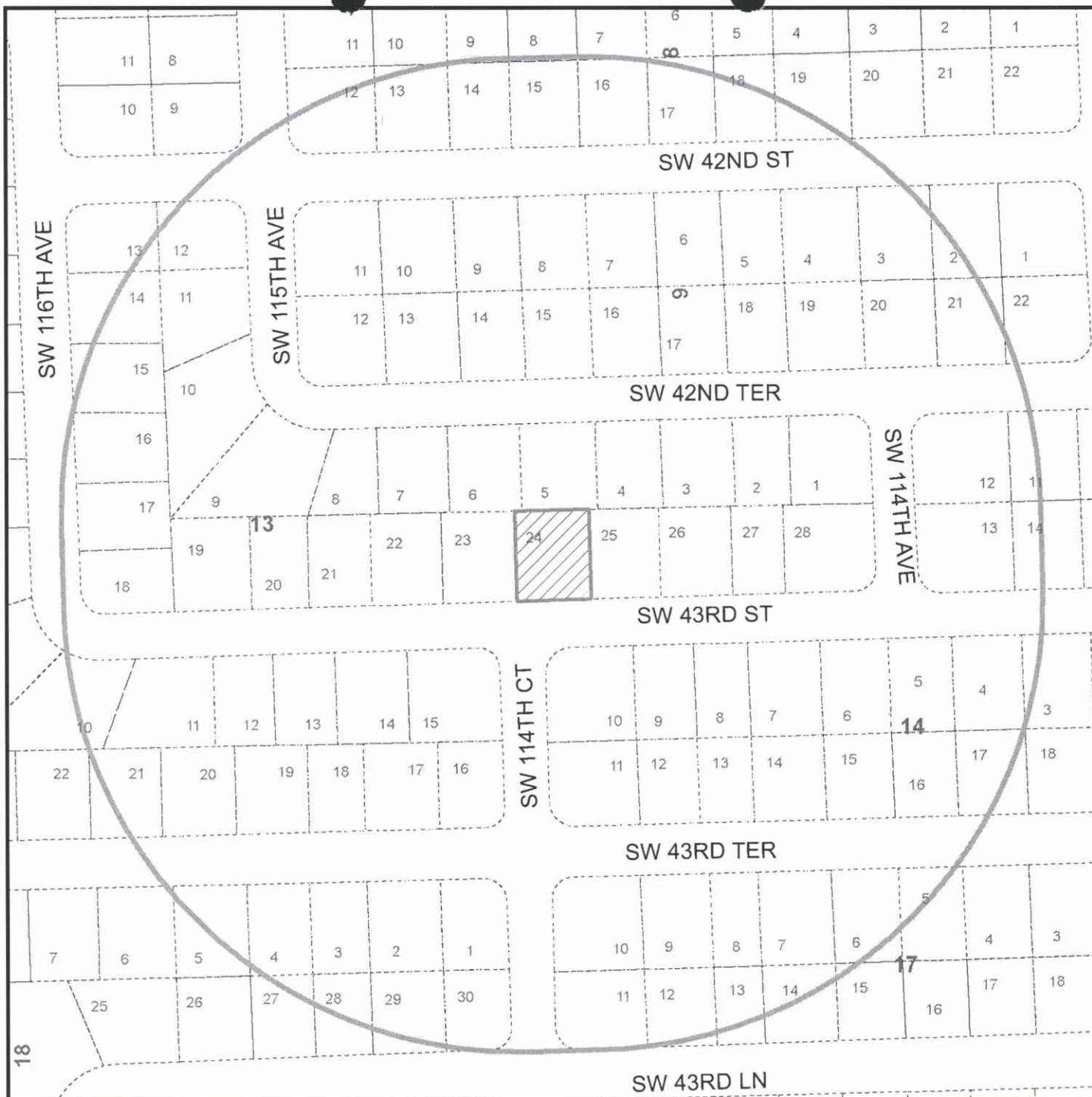


**MIAMI-DADE  
COUNTY**

SKETCH CREATED ON: Tuesday, June 21, 2011

REVISION	DATE	BY
	19	








**MIAMI-DADE COUNTY**  
**RADIUS MAP**

**Section: 19 Township: 54 Range: 40**  
**Applicant: ARMANDO HERNANDEZ**  
**Zoning Board: C10**  
**Commission District: 10**  
**Drafter ID: KEELING STENNETT**  
**Scale: NTS**

**Process Number**  
**Z2011000067**  
**RADIUS: 500**

**Legend**

-  Subject Property
-  Buffer
-  Property Boundaries



**MIAMI-DADE**  
**COUNTY**

SKETCH CREATED ON: Thursday, July 7, 2011

REVISION	DATE	BY

# Zoning Evaluation Checklist

(Due 21 days after filing)

Application name: 146 RIVINGTON Ph No: 11-067

Evaluator: CARRANZA Specialist: \_\_\_\_\_ Board: 10

CDMP Designation: LD

Consistency: \_\_\_\_\_

Is this an existing use or unusual use: Existing Single-Family

Site inspection needed: \_\_\_\_\_ Completed: \_\_\_\_\_

Covenant required/Reason: Declaration of use

Applicant notified (date/person): \_\_\_\_\_

Draft Covenant date r'cd: \_\_\_\_\_ Final Covenant Date r'cd: \_\_\_\_\_

Analyst/Processor Preliminary (New) File Review Date: \_\_\_\_\_

Senior Staff (Scheduled) File Review Date: \_\_\_\_\_

Preliminary 40-day AD Review: \_\_\_\_\_

Recommendation: Approval w/ conditions

Conditions/notes: Remove internal doors -  
- seems to have been used as  
Mfu. -

Preliminary Rec (shell) date: \_\_\_\_\_

**6. ARMANDO HERNANDEZ**  
**(Applicant)**

**11-10-CZ10-6 (11-067)**  
**Area 10/District 10**  
**Hearing Date: 10/11/11**

Property Owner (if different from applicant) Same.

Is there an option to purchase ☐ /lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☐ No ☒

**Previous Zoning Hearings on the Property:**

<b><u>Year</u></b>	<b><u>Applicant</u></b>	<b><u>Request</u></b>	<b><u>Board</u></b>	<b><u>Decision</u></b>
--------------------	-------------------------	-----------------------	---------------------	------------------------

No History

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING  
RECOMMENDATION TO COMMUNITY COUNCIL No. 10**

**APPLICANT:** Armando Hernandez

**PH:** Z11-067 (11-10-CZAB10-6)

**SECTION:** 19-54-40

**DATE:** October 11, 2011

**COMMISSION DISTRICT:** 6

**ITEM NO.:** 6

**A. INTRODUCTION:**

o **SUMMARY OF REQUESTS:**

The approval of this application will:

- Permit an existing single family residence, including additions built without a permit, with less than the minimum rear setback required by the Zoning Code.

o **REQUESTS:**

Applicant is requesting to permit additions to a single-family residence with setback varying from 14.30' to 14.45' (25' required) from the rear (north) property line.

Plans are on file and may be examined at the Department of Planning and Zoning entitled "Proposed of legalization of bathrooms, kitchen, family room, utility & bedroom at Mr. Armando Hernandez House," as prepared by Fernando Hernandez Gomez-Pina, P.E., and dated stamped received 6/14/2011. Plans may be modified at public hearing.

o **LOCATION:** 11441 S.W. 43<sup>rd</sup> Street, Miami-Dade County, Florida.

o **SIZE:** 75' X 100'

**B. ZONING HEARINGS HISTORY:** None.

**C. NEIGHBORHOOD CHARACTERISTICS:**

**ZONING**

**LAND USE PLAN DESIGNATION**

**Subject Property:**

RU-1; single-family residence

Low Density Residential, 2.5 to 6 du

**Surrounding Properties:**

**NORTH:** RU-1; single-family residences

Low Density Residential, 2.5 to 6 du

**SOUTH:** RU-1; single-family residences

Low Density Residential, 2.5 to 6 du

**EAST:** RU-1; single-family residence

Low Density Residential, 2.5 to 6 du

**WEST:** RU-1; single-family residence

Low Density Residential, 2.5 to 6 du

**D. NEIGHBORHOOD SERVICES PROVIDER COMMENTS:**

DERM	No objection
Public Works	No objection
Parks	No comment
MDT	No comment
Fire Rescue	No objection
Police	No comment
Schools	No comment

**E. PLANNING AND ZONING ANALYSIS:**

The subject parcel is an interior lot, located at 11441 S.W. 43<sup>rd</sup> Street. Single-family residences characterize the surrounding area where the subject property lies. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site as a **Low Density Residential** use. This designation permits a density range of a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Approval of the requests sought in this application will not add additional dwelling units to the site beyond what is allowed; therefore, the application is **consistent** with the density threshold of the LUP map of the CDMP.

When the subject request is analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standard, staff is of the opinion that the approval with conditions of the same would not affect the stability and appearance of the community and would be **compatible** with the surrounding area. Furthermore, approval of the request would not result in an obvious departure from the aesthetic character of the surrounding area.

Staff notes that the existing additions provide the property owner and his family with additional living space. The existing additions to be legalized consist of a kitchen, utility room, bedroom, two bathrooms, and family room, as indicated in the submitted site plan. As shown on the submitted elevations, the existing additions have been architecturally designed to match the scale and character of the existing residence. Additionally, staff notes that the survey and photographs submitted by the applicant show an existing 6' high wood fence along the rear (north) property line of the subject property, which in staff's opinion, diminishes any negative visual impact of the setback encroachments on the abutting properties.

Based on the configuration of the floor plans, staff opines that future owners could easily convert the residence into two residential units. Therefore, staff recommends as a condition for approval, that the applicant submits a Declaration of Use agreement which restricts the use of the subject property to single-family use only. In addition, staff will recommend that the door leading outside from the new bedroom be removed, the interior door from the dining room to the family room be removed and the door leading outside from the utility room be removed.

**Based on all of the aforementioned, staff opines that the existing additions are compatible with the area and therefore recommend approval with conditions of the application under the Non-Use Variance NUV Standards, Section 33-311(A)(4)(b).**

**F. RECOMMENDATION: Approval with conditions.**




**G. CONDITIONS:**

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning and Zoning upon the submittal of an application for a building permit and/or Certificate of Completion; said plan shall include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the site plan, the same be substantially in accordance with that submitted for the hearing entitled "Existing Addition to be Legalized," as prepared by Juan J. Farach, R.A. Sheet A-1 dated stamped received March 21, 2011 and the remaining two (2) sheets dated stamped received October 6, 2010, for a total of three (3) sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action and except that the door leading outside from the new bedroom be removed, the interior door from the dining room to the family room be removed and the door leading outside from the utility room be removed from the plans.
3. That the door leading outside from the new bedroom be removed, the interior door from the dining room to the family room be removed and the door leading outside from the utility room be removed, in accordance with the submitted plan within 90 days of the expiration of the appeal period for this Zoning Hearing, unless a time extension is granted by the Director of the Department of Planning and Zoning.
4. That the use be established and maintained in accordance with the approved plans.
5. That the applicant shall obtain a building permit for the existing residence from the Building Department within 90 days after final public hearing approval of this application.
6. That the applicant submits a Declaration of Use Agreement restricting the use of the subject property only to a single family residence prior to the issuance of a building permit.
7. That the shed in the rear northeast corner of the property be demolished in accordance with the site plan submitted.

**DATE TYPED:** 08/15/11  
**DATE REVISED:**  
**DATE FINALIZED:** 08/15/11  
MCL:GR:NN:CH:JC

**ADDENDUM**

  
\_\_\_\_\_  
Marc C. LaFerrier, AICP, Director  
Miami-Dade County Department of  
Planning and Zoning

NDW

# ZONING RECOMMENDATION ADDENDUM

Armando Hernandez  
Z11-067

## COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

<b>Low Density Residential</b> (Pg. I-31)	<i>The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low Density Residential use. This category allows a range in density from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. The types of housing typically found in areas designated low density include single-family housing e.g., single family detached, cluster and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i>
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## PERTINENT ZONING REQUIREMENTS/STANDARDS

<b>33-311(A)(4)(b)</b>	<b>Non-Use Variances From Other Than Airport Regulations.</b> <i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i>
------------------------	---

# Memorandum



**Date:** July 11, 2011

**To:** Marc C. LaFerrier, AICP, Director  
Department of Planning and Zoning

**From:** Jose Gonzalez, P.E., Assistant Director  
Environmental Resources Management

A handwritten signature in black ink, appearing to read "Jose Gonzalez", written over the printed name.

**Subject:** C-10 #Z2011000067  
Armando Hernandez  
11441 S.W. 43<sup>rd</sup> Street  
Requesting a Non-Use Variance of Rear Setback  
(RU-1) (1.72 Acres)  
19-54-40

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

#### Potable Water Service and Wastewater Disposal

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required in accordance with Code requirements.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

#### Stormwater Management

According to the information found on this project, the existing rear setback will not affect the existing stormwater management system.



#### Wetlands

The subject property does not contain wetlands as defined by Section 24-5 of the Code; therefore, a DERM Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

#### Tree Preservation

According to the site plan submitted with this zoning application, the proposal to permit the existing addition will not impact tree resources. Therefore, the Tree Program has no objection to this zoning application, however please be advised that a Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of Section 24 of the Code.

#### Enforcement History

DERM has found no open or closed enforcement records for the subject property.

#### Concurrency Review Summary

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute DERM's written approval, as required by the Code.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Christine Velazquez, at (305) 372-6764.

# Memorandum



**Date:** November 26, 2008

**To:** Marc C. LaFerrier, AICP, Director  
Department of Planning and Zoning

**From:** Esther Calas, P.E., Director  
Public Works Department

**Subject:** Zoning Hearing Improvements

---

In order to enhance the efficiency of the zoning review process for public hearings, your Department requested that Public Works Department (PWD) provide standard "bypass" comments for some residential applications. These applications will be limited to single family residences, townhouses and duplexes, where the applicant seeks zoning hearing relief for a customary residential use, on previously platted lots. The following applications for public hearings could "bypass" the PWD review:

- Applications requesting setback variances
- Applications requesting variance on lot frontage
- Applications requesting variance on lot area
- Applications requesting greater lot coverage than permitted by Code
- Applications requesting additions to an existing structure

Pursuant to Sec. 33-24 of the Miami-Dade County Code, for those applications where a structure encroaches onto an easement, the applicant must secure from the easement owner a written statement that the proposed use will not interfere with owner's reasonable use of the easement.

Please contact Mr. Raul Pino, P.L.S., Chief, Land Development Division, at (305) 375-2112, if you have any questions.

**cc:** Antonio Cotarelo, P.E., Assistant Director  
Public Works Department

Raul Pino, P.L.S., Chief  
Land Development Division

Leandro Rodriguez

# Memorandum



**Date:** 22-JUN-11  
**To:** Marc LaFerrier, Director  
Department of Planning and Zoning  
**From:** Karls Paul-Noel, Interim Director  
Miami-Dade Fire Rescue Department  
**Subject:** Z2011000067

## Fire Prevention Unit:

Not applicable to MDRF site requirements.

## Service Impact/Demand

Development for the above Z2011000067  
located at 11441 SW 43 ST, MIAMI-DADE COUNTY, FLORIDA.  
in Police Grid 1586 is proposed as the following:

<u>N/A</u> residential	dwelling units	<u>N/A</u> industrial	square feet
<u>N/A</u> Office	square feet	<u>N/A</u> institutional	square feet
<u>N/A</u> Retail	square feet	<u>N/A</u> nursing home/hospitals	square feet

Based on this development information, estimated service impact is: N/A alarms-annually.  
The estimated average travel time is: 7:02 minutes

## Existing services

The Fire station responding to an alarm in the proposed development will be:  
Station 9 - Kendall - 7777 SW 117 Avenue  
Rescue, ALS Engine

## Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:  
None.

## Fire Planning Additional Comments

Not applicable to service impact analysis.

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue  
Department Planning Section at 786-331-4540.

DATE: 13-SEP-11

BUILDING AND NEIGHBORHOOD  
COMPLIANCE DEPARTMENT

ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND  
CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE

ARMANDO HERNANDEZ

11441 SW 43 ST, MIAMI-DADE  
COUNTY, FLORIDA.

---

APPLICANT

---

ADDRESS

Z2011000067

---

HEARING NUMBER

**HISTORY:**

OPEN CASES:

Neighborhood Compliance

None

Building

20110141021B ¿Opened on 12/6/10 for detached structure (shed) and attached structure at the rear of the house. Citation P004374 was issued on 7/18/2011 due to non-compliance on case.

PREVIOUS CASES:

Neighborhood Compliance

None

Building

None

ARMANDO HERNANDEZ

**OUTSTANDING FINES, PENALTIES, COST OR LIENS  
INCURRED PURSUANT TO CHAPTER 8CC:**

N/A

**REPORTER NAME:**

L. Cuellar

# ZONING INSPECTION REPORT

Inspector: MARTINEZ, RAMIRO

Inspection Date

Evaluator: JACQUELINE CARRANZA

09/07/11

Process #: Applicant's Name

Z2011000067 ARMANDO HERNANDEZ

Locations: 11441 SW 43 ST, MIAMI-DADE COUNTY, FLORIDA.

Size: 75' X 100'

Folio #: 3040190013030

## Request:

THE APPLICANT IS REQUESTING APPLICANT IS REQUESTING A NON-USE VARIANCE OF REAR SETBACK.

## EXISTING ZONING

Subject Property RU-1,

EXISTING USE RESIDENCE

## SITE CHARACTERISTICS

### STRUCTURES ON SITE:

ONE STORY SINGLE-FAMILY RESIDENCE WITH AN ATTACHED REAR ADDITION. ALL EXISTING IMPROVEMENTS ON THE PROPERTY HAVE BEEN ACCURATELY IDENTIFIED ON THE SITE PLAN SUBMITTED FOR THE HEARING APPLICATION PROCESS.

### USE(S) OF PROPERTY:

RU-1 DISTRICT, SINGLE FAMILY RESIDENCE.

### FENCES/WALLS:

4 FT CHAIN LINK FENCE ALONG THE INTERIOR, SIDE PROPERTY LINES AND A 6 FT WOODEN FENCE ALONG THE REAR, NORTH PROPERTY LINE.

### LANDSCAPING:

RESIDENCE WAS BUILT PRIOR TO THE LANDSCAPE CODE. THERE ARE CURRENTLY TWO BISMARK PALMS IN THE SWALE AREA AND 3 CHRISTMAS PALMS ALONG THE WEST, INTERIOR PROPERTY LINE OF FRONT YARD. THE ENTIRE BACKYARD HAS A CONCRETE SLAB; THEREFORE, NO LANDSCAPING IN THE BACKYARD.

### BUFFERING:

THE ONLY BUFFERING ELEMENT BETWEEN THE REAR ADDITION AND NEIGHBORING PROPERTY TO THE NORTH IS A 6 FT WOOD FENCE.

### VIOLATIONS OBSERVED:

PROPERTY HAS AN ATTACHED ADDITION ENCROACHING IN THE REAR SETBACK, WHICH THE APPLICANT IS TRYING TO CORRECT VIA THIS APPLICATION. ALSO, THERE ARE TWO ACCESSORY STRUCTURES LOCATED IN THE BACKYARD THAT DO NOT MEET SETBACKS. APPLICANT MUST INCLUDE THEM IN THE HEARING APPLICATION OR REMOVE FROM THE PREMISES.

BNC CURRENTLY HAS AN ENFORCEMENT CASE (20110141021) FOR WORK WITHOUT PERMITS ON THIS PROPERTY.

### OTHER:

## ZONING INSPECTION REPORT

**Process #    Applicant's Name**

Z2011000067    ARMANDO HERNANDEZ

### **SURROUNDING PROPERTY**

**NORTH:**

RU-1; ONE STORY SINGLE-FAMILY RESIDENCE.

**SOUTH:**

RU-1; ONE STORY SINGLE-FAMILY RESIDENCE.

**EAST:**

RU-1; ONE STORY SINGLE-FAMILY RESIDENCE.

**WEST:**

RU-1; ONE STORY SINGLE FAMILY RESIDENCE.

### **SURROUNDING AREA**

THE SUBJECT PROPERTY IS SURROUNDED BY ONE STORY SINGLE FAMILY RESIDENCE.

### **NEIGHBORHOOD CHARACTERISTICS:**

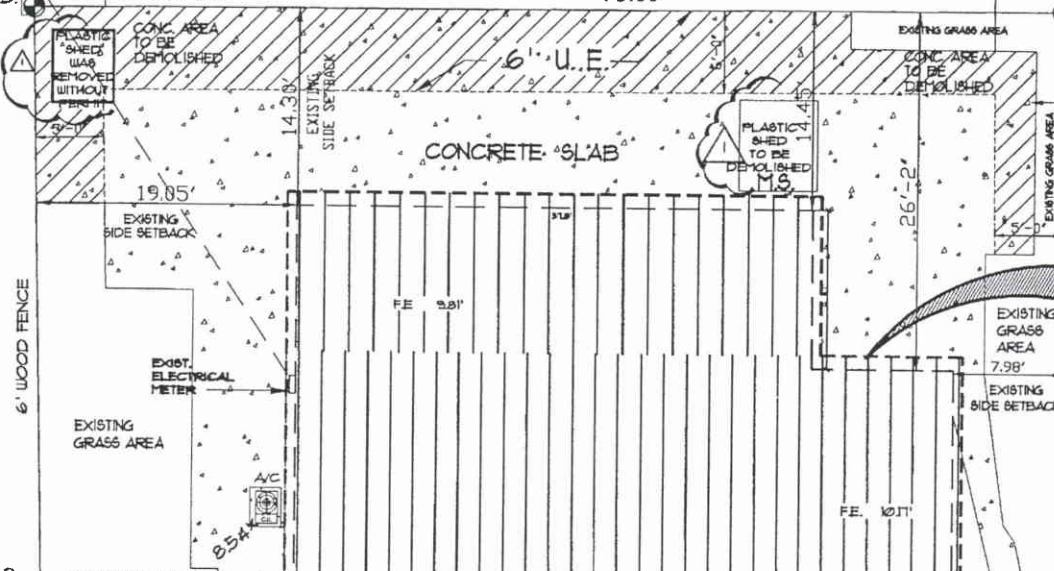
THE NEIGHBORHOOD IS CHARACTERIZED SINGLE FAMILY RESIDENCES.

### **COMMENTS:**



LOT-5  
BLOCK-13

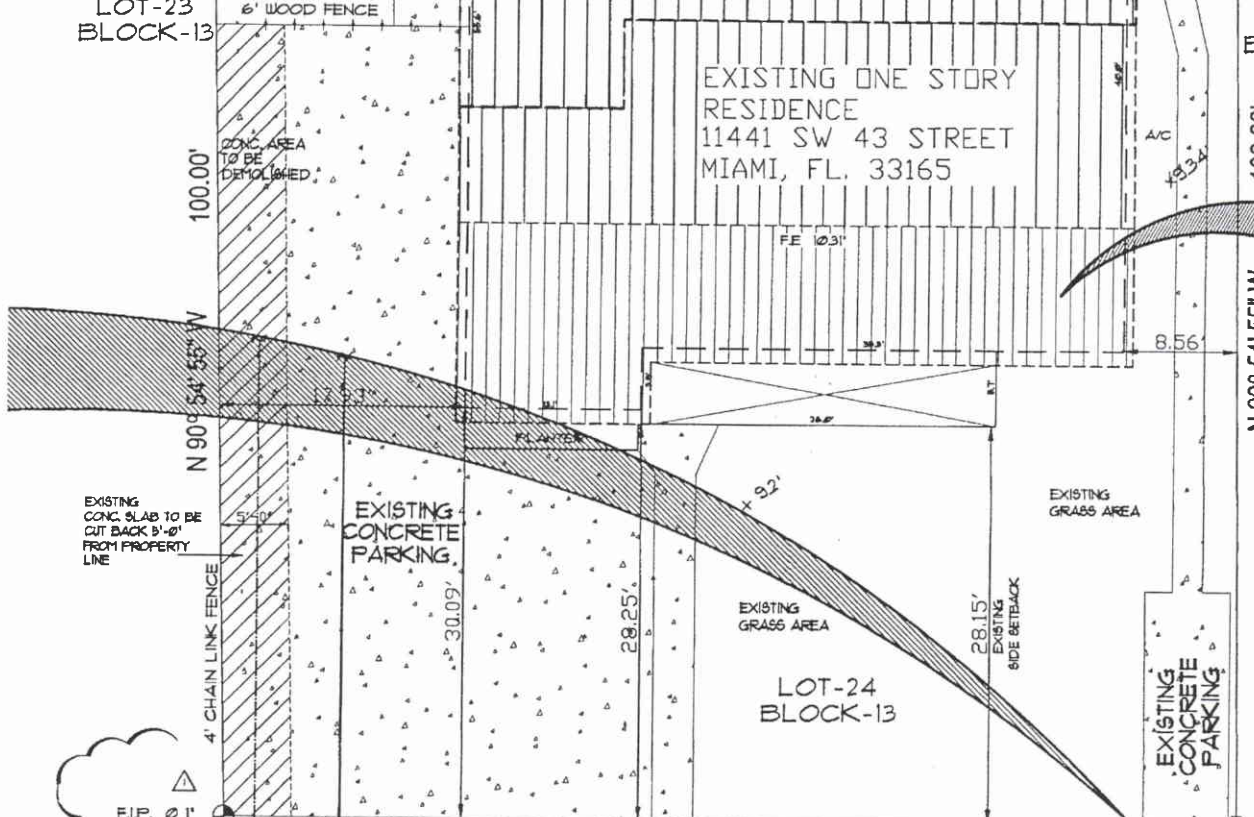
FN. NO I.D. UP. 6' WOOD FENCE N 90° 00' 00" E 75.00' F.I.P. 0 3/4" NO I.D.



NEW ADDITION AREA  
ON: KITCHEN,  
UTILITY, BATHRM,  
FAMILY RM & GAME  
RM  
1264.00 SQ.FT.

LOT-23  
BLOCK-13

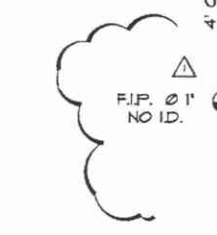
LOT-25  
BLOCK-13



EXISTING AREA AT  
THE FIRST  
CONSTRUCTION  
1072.00 SQ.FT.

EXISTING  
CONC. SLAB TO BE  
CUT BACK 5'-0\"/>

NOTE:  
EXISTING HOUSE  
MEETS THE BUILDING  
CODE  
REQUIREMENT AT  
THE TIME IT WAS  
BUILT.



**RECEIVED**  
211-067  
JUN 14 2011

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY \_\_\_\_\_

S.W. 43rd. ST ENLARGED SITE PLAN



## SUMMARY DETAILS

OWNER: MR. ARMANDO HERNANDEZ

ADDRESS: 11441 SW 43 ST MIAMI, FL.  
33165

PROPERTY INFORMATION:  
RUI- RESIDENTIAL-  
SINGLE FAMILY

## ZONING LEGEND:

ZONING CLASSIFICATION: RUI-RESIDENTIAL  
LOT SIZE: 7,500 SQFT.  
EXISTING CONSTRUCTION AREA: 2,336 SQFT.  
HEIGHT OF THE BUILDING: 35'-0" ( 2 STORIES )

SETBACKS:	REQUIRED	PROPOSED
FRONT:	25.0'	28.15'
RIGHT SIDE:	7.5'	7.98'
LEFT SIDE:	7.5'	17.83'
REAR:	25.0'	14.30'

## CONSTRUCTION AREA:

EXISTING CONSTRUCTION AREA: 1,072.00 SQFT.  
NEW AREA CONSTRUCTION TO LEGALIZED: 128.40 SQFT.  
TOTAL EXISTING AREA + NEW PROPOSED AREA: 2,336.00 SQFT.

## GREEN AREA OF LOT:

EXISTING GREEN AREA: 1,748.40 SQFT.  
DEMOLISH AREA TO BECOME A GREEN AREA: 1,028.50 SQFT.  
TOTAL NEW GREEN AREA: 2,183.90 SQFT.

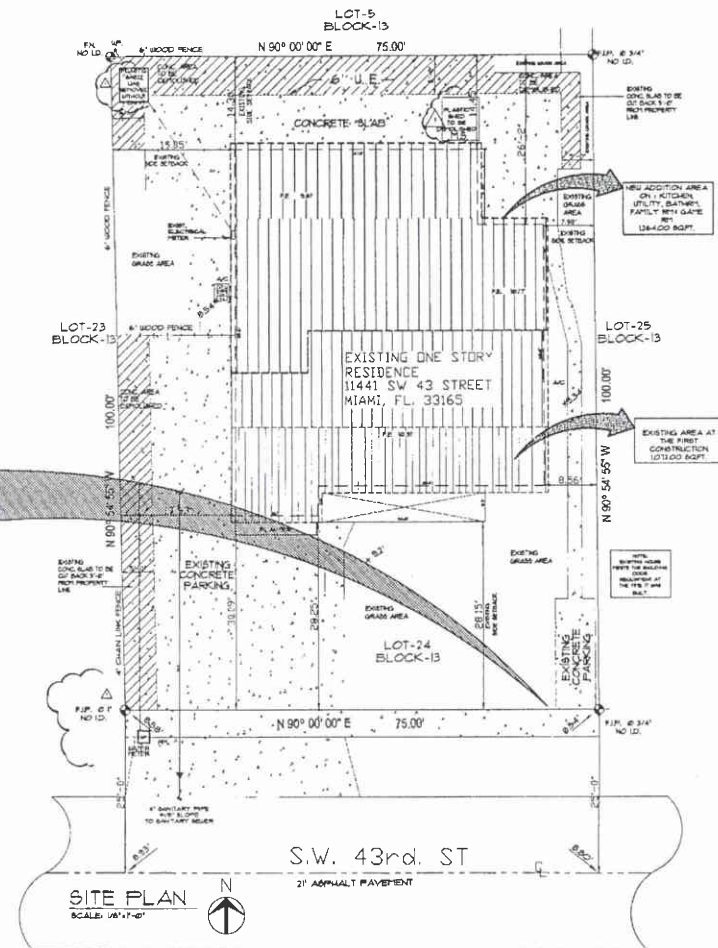
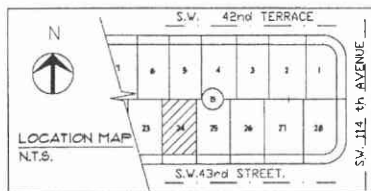
## SCOPE OF WORK

LEGALIZATION AREA OF NEW KITCHEN, FAMILY,  
BEDROOM, UTILITY, AND BATHROOM

## LEGAL DESCRIPTION

LOT 24, IN BLOCK 13, OF WESTWOOD LAKE, ACCORDING TO THE  
PLAT THEREOF, AS RECORDED IN PLAT BOOK 51, AT PAGE 28,  
OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

RUI-RESIDENTIAL  
11441 SW 43 ST  
MIAMI, FLORIDA 33165



RECEIVED  
211-067  
JUN 14 2011

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JUN 14 2011

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY \_\_\_\_\_

FERNANDO GOMEZ/PLA P.E.  
11441 SW 43 ST  
MIAMI, FL 33165  
TEL: 305-441-1111  
FAX: 305-441-1111

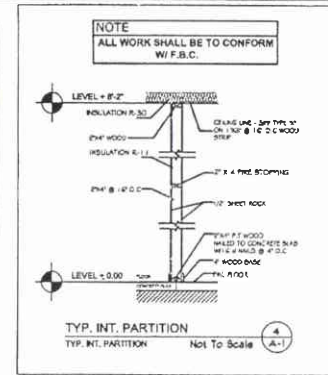
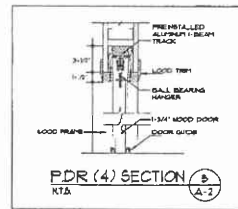
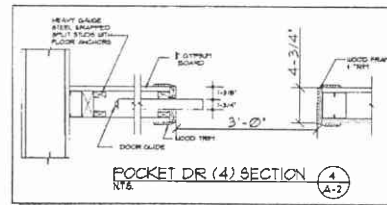
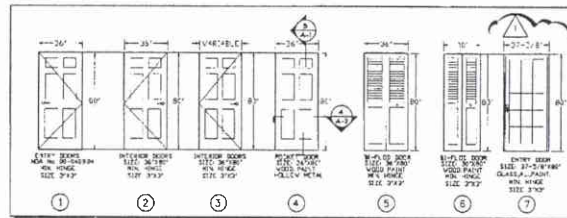
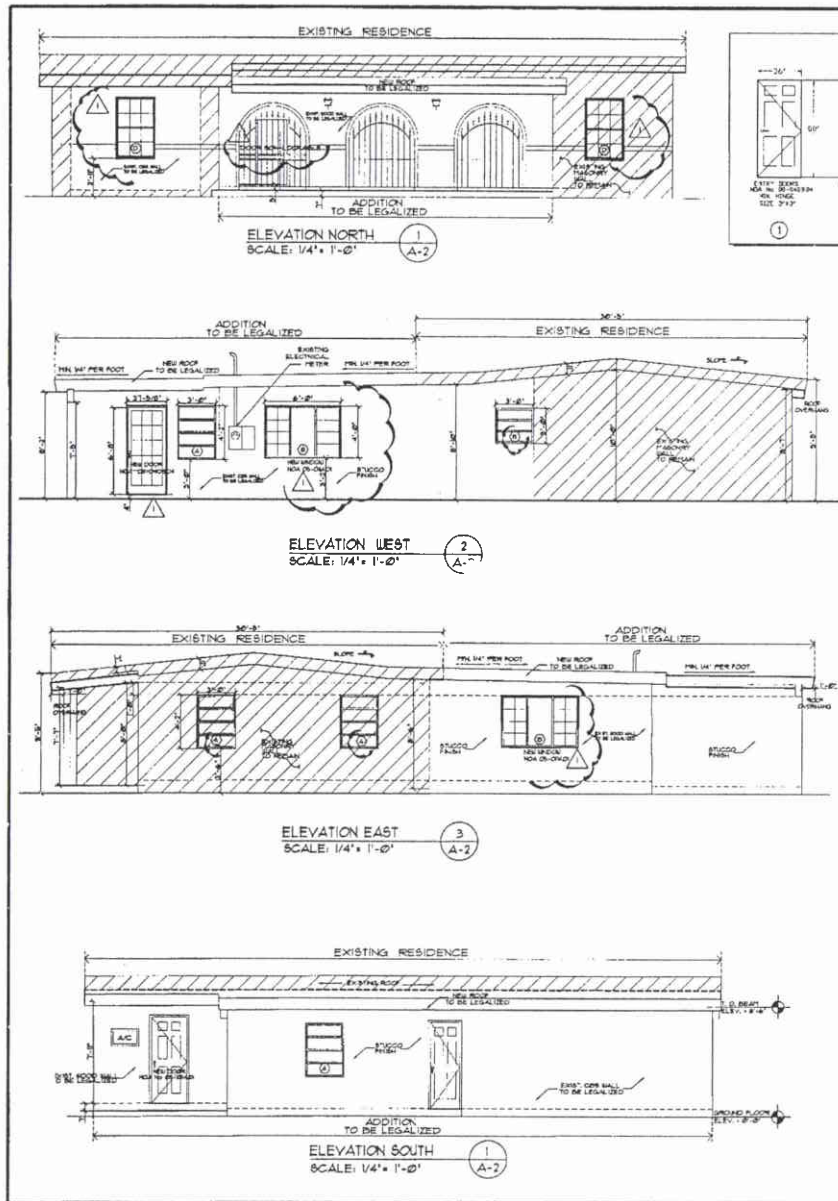


PROPOSED OF LEGALIZATION OF BATHROOM, KITCHEN,  
& BEDROOM AT MR. ARMANDO HERNANDEZ HOUSE  
11441 SW 43 ST. MIAMI, FL. 33165

SITE PLAN, LOCATION  
MAP & LEGENDS

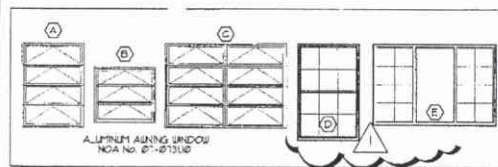
REVISIONS  
DATE  
DESCRIPTION  
Project No.  
2011-001  
Date:  
05-18-11  
Drawn By:  
Approved By:  
P.G.P.  
SEAL

SHEET NO.  
SP-1  
OF 1



**BATHROOM DOORS**  
Every bathroom door shall be designed to permit opening of the locked door from the outside in an emergency. The opening device shall be readily accessible to the staff.

**CLOSET DOORS**  
Every closet door shall be such that it can be opened from the inside the closet.



DOOR SCHEDULE						
	WIDTH	HEIGHT	THICK.	FRAME	MATERIAL	REMARKS
1	3'-0"	6'-8"	1 3/4"	METAL	WOOD	EXTERIOR DOOR
2						
3	3'-0"	6'-8"	1 3/4"	WOOD	WOOD	INTERIOR DOOR (NON-LOOKABLE)
4	3'-0"	6'-8"	1 3/4"	WOOD	WOOD	POCKET DOOR
5	3'-0"	6'-8"	1 3/4"	WOOD	WOOD	CLOSET DOOR

WINDOW SCHEDULE				
SYMBOL	DESCRIPTION	SIZE	MATERIAL	REMARKS
(A)	ALUMINUM Aiking WDO	50"x36"	ALUM/CLEAR GLASS	NOA 07-07310
(B)	ALUMINUM Aiking WDO	36"x36"	ALUM/CLEAR GLASS	NOA 07-07310
(C)	ALUMINUM Aiking WDO	17"x50"	ALUM/CLEAR GLASS	NOA 07-07310
(D)	ALUMINUM SINGLE-LONG	37"x57"	ALUM/CLEAR GLASS	NOA 07-09101
(E)	FOR ROLLING WDO	48"x72"	ALUM/CLEAR GLASS	NOA 05-01101

**FIELD VERIFICATION**  
THIS PLAN IS SUPPLIED FOR GENERAL INFORMATION AND FOR THE CONTRACTOR'S USE. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ALL EXISTING CONDITIONS AT THE JOB SITE AND NOTIFY TO ARCHITECT/ENGINEER OF ANY DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE THESE DRAWINGS.

**RECEIVED**  
JUN 14 2011  
NOTE: ALL BARS OF PROTECTION WILL BE REMOVED FROM WINDOWS

**RECEIVED**  
21-067  
JUN 14 2011

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY \_\_\_\_\_

**FERNANDO DOMESTINA P.E.**  
CONSULTING ENGINEER  
250 S.W. 10TH AVE. SUITE 100  
CORAL GABLES, FL 33134  
(305) 441-1111  
FAX (305) 441-2228  
fernando@domestina.com

**PROPOSED OF LEGALIZATION OF BATHROOM, KITCHEN, FAMILY RM, UTILITY, & BEDROOM AT MR. ARMANDO HERNANDEZ HOUSE**  
11441 S.W. 43 ST. MIAMI, FL. 33185

**ELEVATIONS, SECTIONS, SCHEDULE & LEGEND**

**REVISIONS**

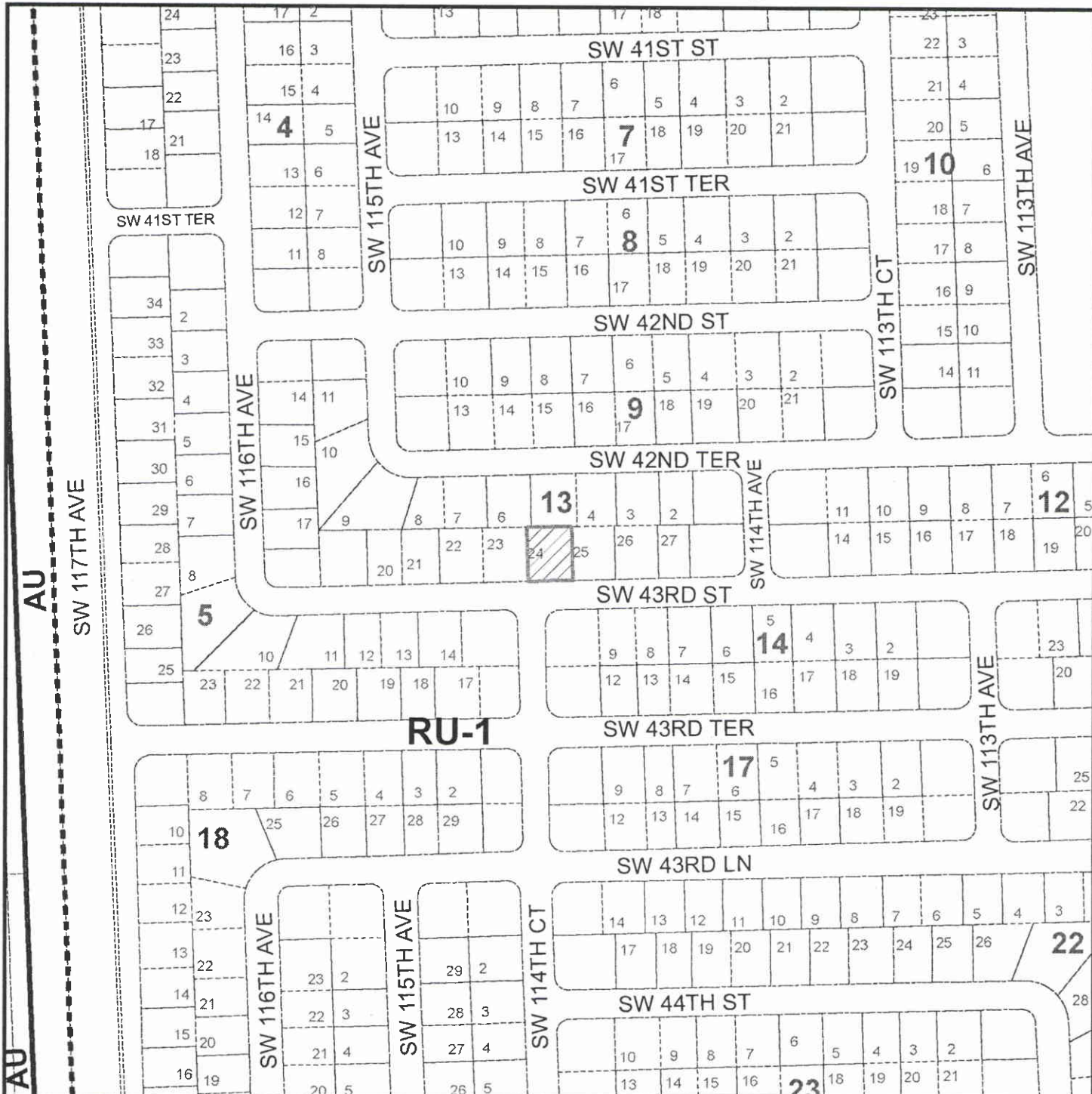
NO.	DATE	DESCRIPTION
1	04-09-11	

**DESCRIPTION**

Project No. \_\_\_\_\_  
Date: \_\_\_\_\_  
Drawn By: \_\_\_\_\_  
Check By: \_\_\_\_\_  
Approved By: \_\_\_\_\_  
F&P  
SEAL

**SHEET NO.**  
**A-2**  
2 OF 2







**MIAMI-DADE COUNTY**  
**HEARING MAP**

Process Number  
**Z2011000067**

Section: 19 Township: 54 Range: 40  
 Applicant: ARMANDO HERNANDEZ  
 Zoning Board: C10  
 Commission District: 10  
 Drafter ID: KEELING STENNETT  
 Scale: NTS

**Legend**

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Tuesday, June 21, 2011

REVISION	DATE	BY
		17



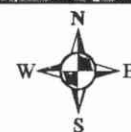


**MIAMI-DADE COUNTY**

**AERIAL YEAR 2009**

**Process Number**

**Z2011000067**



**Section: 19 Township: 54 Range: 40**

**Applicant: ARMANDO HERNANDEZ**

**Zoning Board: C10**

**Commission District: 10**

**Drafter ID: KEELING STENNETT**

**Scale: NTS**

**Legend**



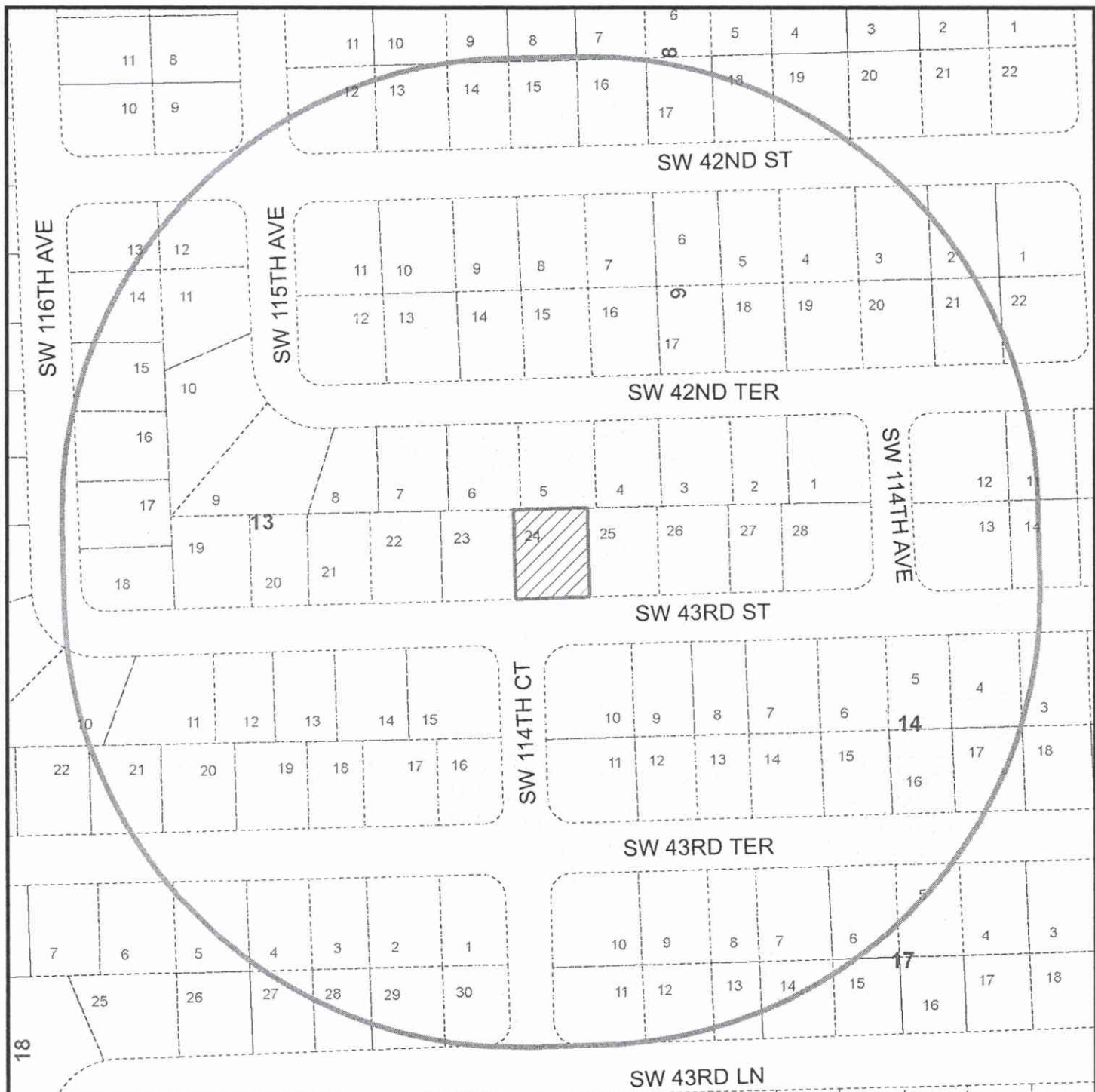
**Subject Property**



SKETCH CREATED ON: Tuesday, June 21, 2011

REVISION	DATE	BY
		18








**MIAMI-DADE COUNTY  
RADIUS MAP**

Section: 19 Township: 54 Range: 40  
 Applicant: ARMANDO HERNANDEZ  
 Zoning Board: C10  
 Commission District: 10  
 Drafter ID: KEELING STENNETT  
 Scale: NTS

Process Number  
**Z2011000067**  
 RADIUS: 500

**Legend**

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Thursday, July 7, 2011

REVISION	DATE	BY



# Memorandum

MIAMI-DADE  
COUNTY

*Mark W*  
*SCANNED*

**Date:** August 23, 2010

**To:** Marc C. LaFerrier, AICP, Director  
Department of Planning and Zoning - 3

**From:** Jack Kardys, Director  
Park and Recreation Department

**Subject:** Blanket Concurrency Approval for Local Recreation Open Space Planning

RECEIVED  
SEP - 2 2010  
PLANNING & ZONING  
METROPOLITAN PLANNING SECT

This memorandum updates the blanket concurrency approval memo of October 1, 2009. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2011. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

JK: jb

cc: Helen Brown, Metropolitan Planning, DP&Z  
W. Howard Gregg, Deputy Director, Planning & Development, PARD  
Maria Nardi, Chief, Planning and Research Division, PARD

RECEIVED  
AUG 31 2010

MIAMI-DADE COUNTY  
DIRECTOR'S OFFICE  
DEPT. OF PLANNING & ZONING  
201008314

## 2010 Local Recreation Open Space Level of Service

Park Benefit District	Unincorporated Population <sup>(1)</sup> Plus Permitted Development	Standard @ 2.75 Acres Per 1000 Residents	Public Park Acres <sup>(2)</sup>	School Acres <sup>(3)</sup>	Private Open Space Acres <sup>(4)</sup>	Total Recreation Open Space Acreage	Surplus (Deficit) Acres	Percent of Standard (%)
1	369,030	1,014.83	1,005.65	299.82	110	1,415.47	400.64	139%
2	595,444	1,637.47	1,619.43	356.30	137	2,112.73	475.26	129%
3	149,463	411.02	526.78	96.62	17	640.40	229.38	156%
<b>TOTAL</b>	<b>1,113,937</b>	<b>3,063.33</b>	<b>3,151.86</b>	<b>752.74</b>	<b>264</b>	<b>4,168.60</b>	<b>1,105.27</b>	<b>136%</b>

Source: (1) Miami Dade Department of Planning and Zoning, June 2009

(2) Miami-Dade County Park and Recreation Department, Planning and Research Division, June 2009

(3) Miami-Dade County School Board, Site Planning Department 11/28/08

(4) Private Open Space is one-half of total private acres.

# Memorandum

MIAMI-DADE  
COUNTY

Date: September 30, 2010

To: Marc. C. LaFerrier, A.I.C.P., Director, Department of Planning and Zoning

From: Kathleen Woods-Richardson, Director, Department of Solid Waste Management

Subject: Solid Waste Disposal Concurrency Determination

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Service Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of ten (10) years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements, long term contracts and anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS through Fiscal Year 2015-16 or one (1) year beyond the minimum standard (five years capacity). This determination is contingent upon the continued ability of the County and its disposal service contract provider to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to issue development orders. This determination shall remain in effect for a period of one (1) fiscal year (ending September 30, 2011), at which time a new determination will be issued. If, however, a significant event occurs that substantially alters the projection, the Department will issue an updated determination.

## Attachment

cc: Vicente Castro, Deputy Director, Operations  
Paul Mauriello, Deputy Director, Operations (Designate)  
Christopher Rose, Deputy Director, Administration  
Asok Ganguli, Assistant Director, Technical Services  
Michael Moore, Assistant Director, Disposal Operations



Department of Solid Waste Management (DSWM)  
Solid Waste Management Disposal Facility Available Capacity  
From Fiscal Year 2010-11 Through Fiscal Year 2019-20

FISCAL YEAR PERIOD	WASTE PROJECTION	RESOURCES RECOVERY ASHFILL *			SOUTH DADE LANDFILL **			NORTH DADE LANDFILL ***			WMI ****	TOTAL TO BE LANDFILLED
		Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity	CONTRACT DISPOSAL	
OCT. 1, 2010 TO SEPT. 30, 2011	1,565,000	182,029	137,000	45,029	1,911,394	149,000	1,762,394	1,775,219	231,000	1,544,219	250,000	767,000
OCT. 1, 2011 TO SEPT. 30, 2012	1,565,000	45,029	45,029	0	1,762,394	240,971	1,521,423	1,544,219	231,000	1,313,219	250,000	767,000
OCT. 1, 2012 TO SEPT. 30, 2013	1,565,000	0	0	0	1,521,423	286,000	1,235,423	1,313,219	231,000	1,082,219	250,000	767,000
OCT. 1, 2013 TO SEPT. 30, 2014	1,565,000	0	0	0	1,235,423	286,000	949,423	1,082,219	231,000	851,219	250,000	767,000
OCT. 1, 2014 TO SEPT. 30, 2015	1,565,000	0	0	0	949,423	286,000	663,423	851,219	231,000	620,219	0	767,000
OCT. 1, 2015 TO SEPT. 30, 2016	1,565,000	0	0	0	663,423	383,500	279,923	620,219	393,500	226,719	0	767,000
OCT. 1, 2016 TO SEPT. 30, 2017	1,565,000	0	0	0	279,923	279,923	0	226,719	231,000	5,719	0	510,923
OCT. 1, 2017 TO SEPT. 30, 2018	1,565,000	0	0	0	0	0	0	5,719	5,719	0	0	5,719
OCT. 1, 2018 TO SEPT. 30, 2019	1,565,000	0	0	0	0	0	0	0	0	0	0	0
OCT. 1, 2019 TO SEPT. 30, 2020	1,565,000	0	0	0	0	0	0	0	0	0	0	0
REMAINING YEARS				1			6			7		6

ANNUAL DISPOSAL RATE (in tons)	
RESOURCES RECOVERY ASHFILL	137,000
SOUTH DADE LANDFILL	149,000
NORTH DADE LANDFILL	231,000
WMI CONTRACT	250,000
TOTAL TO BE LANDFILLED	767,000

\* Ashfill capacity for Cell 19 (Cell 20 is not included). When Cell 19 is depleted Resources Recovery Plant Ash and Okeelanta Ash will go to South Dade Landfill and WMI until further cells are constructed.

\*\* South Dade includes Cells 3 and 4 (Cell 5 is not included). Assumes unders from Resources Recovery consumes capacity whether or not it is used as cover.

\*\*\* North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted, trash goes to South Dade Landfill and WMI.

\*\*\*\* Maximum Contractual Tonnage per year to WMI is 500,000 tons, 250,000 tons to the Medley Landfill and 250,000 tons to the Pompano Landfill in Broward County. WMI disposal contract ends September 30, 2015.

All beginning capacity figures are derived from the Capacity of Miami-Dade County Landfills draft report prepared by the Malcolm Pirnie based on the actual July, 2010, survey with actual tons from July 2009, through June, 2010, and projected tons for August and September, 2010.

# Memorandum



**Date:** September 15, 2010

**To:** Marc C. La Ferrier, Director  
Department of Planning and Zoning

**From:** Harpal S. Kapoor, Director  
Miami-Dade Transit

**Subject:** FY09 Blanket Concurrency Approval for Transit

Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your department's Research Division, and a review of the June 2010 Metrobus/Metrorail service area we find that MDT meets or exceeds the Level-of-Service Standards (LOS) for mass transit established in the above-referenced County Rules and Regulations for most areas of Miami-Dade County with the exception of partial alignment segments of the following five routes:

- Route 24 alignment - 40-minute headway - the segment along SW 26<sup>th</sup> Street (Coral Way) from SW 137<sup>th</sup> Avenue to SW 153<sup>rd</sup> Court.
- Route 54 alignment - 40-minute headway - performing a turn around loop that encompasses the following segments: along NW 82<sup>nd</sup> Avenue, from NW 170<sup>th</sup> Street to NW 186<sup>th</sup> Street (Miami Gardens Drive); the segment west along NW 186<sup>th</sup> Street (Miami Gardens Drive) from NW 82<sup>nd</sup> Avenue to NW 87<sup>th</sup> Avenue; the segment north along NW 87<sup>th</sup> Avenue from NW 186<sup>th</sup> Street (Miami Gardens Drive) to NW 192<sup>nd</sup> Street; the segment east on NW 192<sup>nd</sup> Street from NW 87<sup>th</sup> Avenue to NW 82<sup>nd</sup> Avenue, and to complete the loop, the segment on NW 82<sup>nd</sup> Avenue from NW 192<sup>nd</sup> Street south to NW 186<sup>th</sup> Street (Miami Gardens Drive).
- Route 56 alignment - 60-minute headway - the segment along SW 107<sup>th</sup> Avenue from SW 56<sup>th</sup> Street (Miller Road) south to SW 72<sup>nd</sup> Street (Sunset Drive) and the segment along SW 117<sup>th</sup> Avenue from SW 72<sup>nd</sup> Street (Sunset Drive) south to SW 104<sup>th</sup> Street (Killian Parkway).
- Route 136 alignment - 50-minute headway - most of the route segments west of the South Miami-Dade Busway are not in compliance. These segments include the following: along SW 104<sup>th</sup> Street (Killian Parkway) from the South Miami-Dade Busway west to SW 87<sup>th</sup> Avenue; along SW 87<sup>th</sup> Avenue from SW 104<sup>th</sup> Street (Killian Parkway) south to SW 128<sup>th</sup> Street; along SW 128<sup>th</sup> Street from SW 87<sup>th</sup> Avenue to SW 92<sup>nd</sup> Avenue; the segment from SW 92<sup>nd</sup> Avenue making a half loop, going east on to SW 129<sup>th</sup> Terrace to SW 89<sup>th</sup> Place and then south to SW 136<sup>th</sup> Street; the segment along SW 136<sup>th</sup> Street from SW 89<sup>th</sup> Place west



to SW 107<sup>th</sup> Avenue; the segment along SW 107<sup>th</sup> Avenue from SW 136<sup>th</sup> Street to SW 128<sup>th</sup> Street; the segment along SW 128<sup>th</sup> Street from SW 107<sup>th</sup> Avenue to SW 117<sup>th</sup> Avenue; the segment along SW 120 Street from SW 117<sup>th</sup> Avenue to SW 147<sup>th</sup> Avenue; the segment along SW 147<sup>th</sup> Avenue from SW 120<sup>th</sup> Street north to SW 112<sup>th</sup> Street; and, the segment along SW 112<sup>th</sup> Street from SW 147<sup>th</sup> Avenue east to SW 137<sup>th</sup> Avenue.

- Route 252 alignment - 40-minute headway – The segment west of SW 152<sup>nd</sup> Avenue, along SW 152<sup>nd</sup> Street from SW 152<sup>nd</sup> Avenue west to SW 162<sup>nd</sup> Avenue; then performing a loop around going north on SW 162<sup>nd</sup> Avenue to SW 144<sup>th</sup> Street and east on SW 144<sup>th</sup> Street to SW 160<sup>th</sup> Avenue and back south on SW 160<sup>th</sup> Avenue to SW 152<sup>nd</sup> Street.

There are other segments of Routes not meeting the 30-minute peak headway; however, their alignment is intertwined with other Routes, therefore meeting the concurrency level for those segments.

This memo serves to re-authorize your department to review and approve concurrency applications in all areas of Miami-Dade County with the exception of those five areas mentioned above, where the routes do not meet the 30-minute headway concurrency threshold.

This authorization is intended to continue the arrangement between our respective Departments, and is effective for the period October 1, 2010 to September 30, 2011, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Maria Batista, Principal Planner in our Department. Your continued cooperation on these important matters is greatly appreciated.

cc: Susanna Guzmán-Arean  
Maria C. Batista

# Memorandum



Date: April 21, 2005

To: Alberto J. Torres, Assistant Director for Zoning  
Department of Planning and Zoning

From: Manuel C. Mena, Chief  
MDFR Fire Prevention Division

Subject: Concurrency Approval

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami-Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami-Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied

MCM:skr

c: Control File

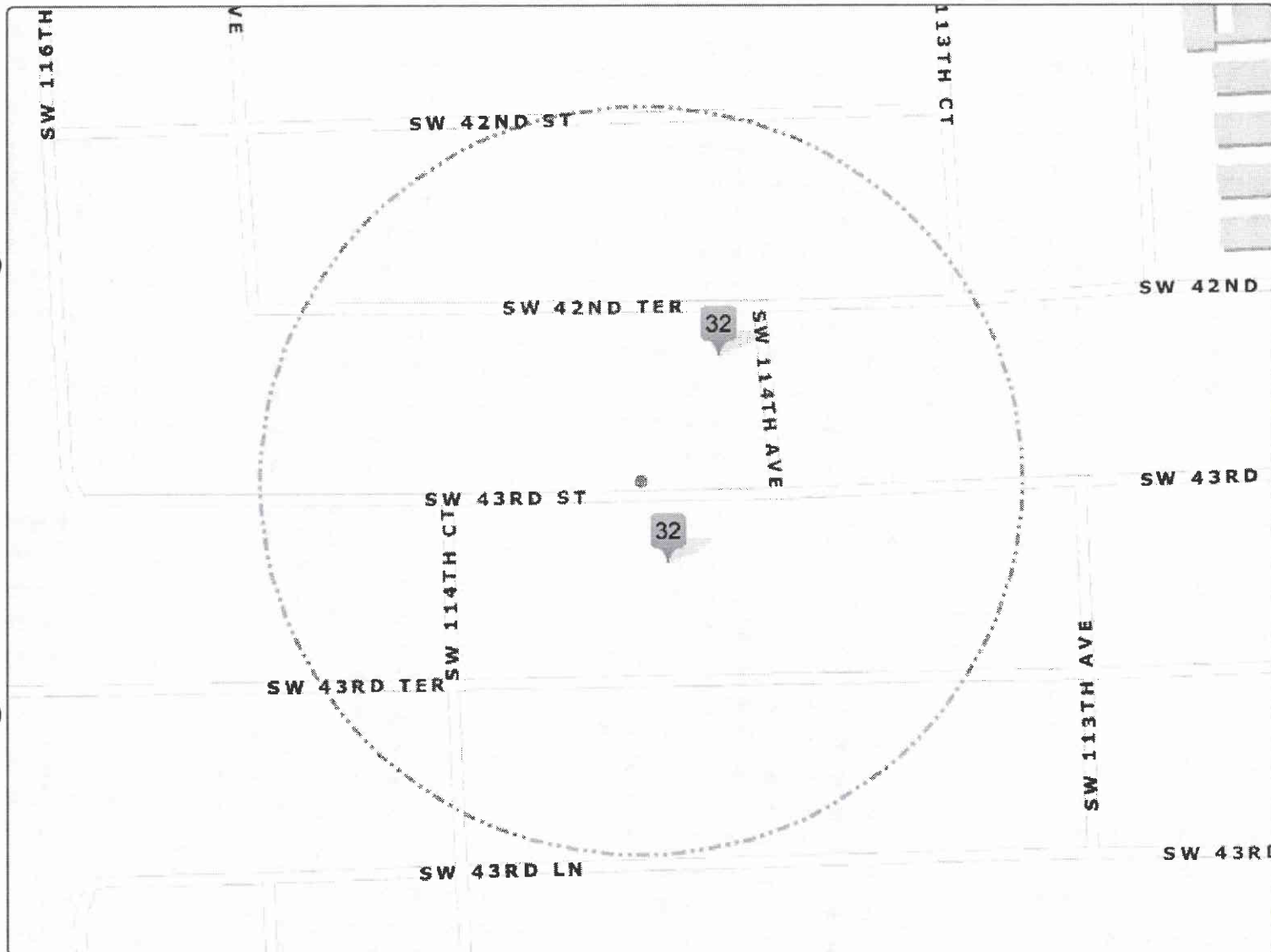
Received by  
Zoning Agenda Coordinator

JUL 27 2010

# Armando Hernandez 2011 Selected Crimes (Jan 1- Jun 20) 500'

Z2011000067

Miami-Dade Police Department



Map Legend	
CDW Incidents (2)	
32	32 - Assault (2)



This map was prepared using Miami-Dade County's (MDC) Geographic Information System (GIS). As is the case with all public records information, the nature of the data and the collection processes limit the ability of any aggregator to independently validate data and content. Every effort has been made to ensure that the information represented is accurate, however, the results cannot be guaranteed. In order to ensure the accuracy of the information supplied by MDC, the requestor should consult the official government record. Based on these limitations, MDC is unable to guarantee the accuracy of the information represented. Employees or agents disclaim all warranties, expressed or implied, as to any matter whatsoever and shall not be responsible for any loss or damage that may directly or indirectly arise as the result of use of information contained in the County's GIS.

CrimeView Server  
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# Miami-Dade Police Department

CDW INCIDENT REPORT



## Armando Hernandez 2011 Selected Crimes (Jan 1- Jun 20) 500'

Z2011000067

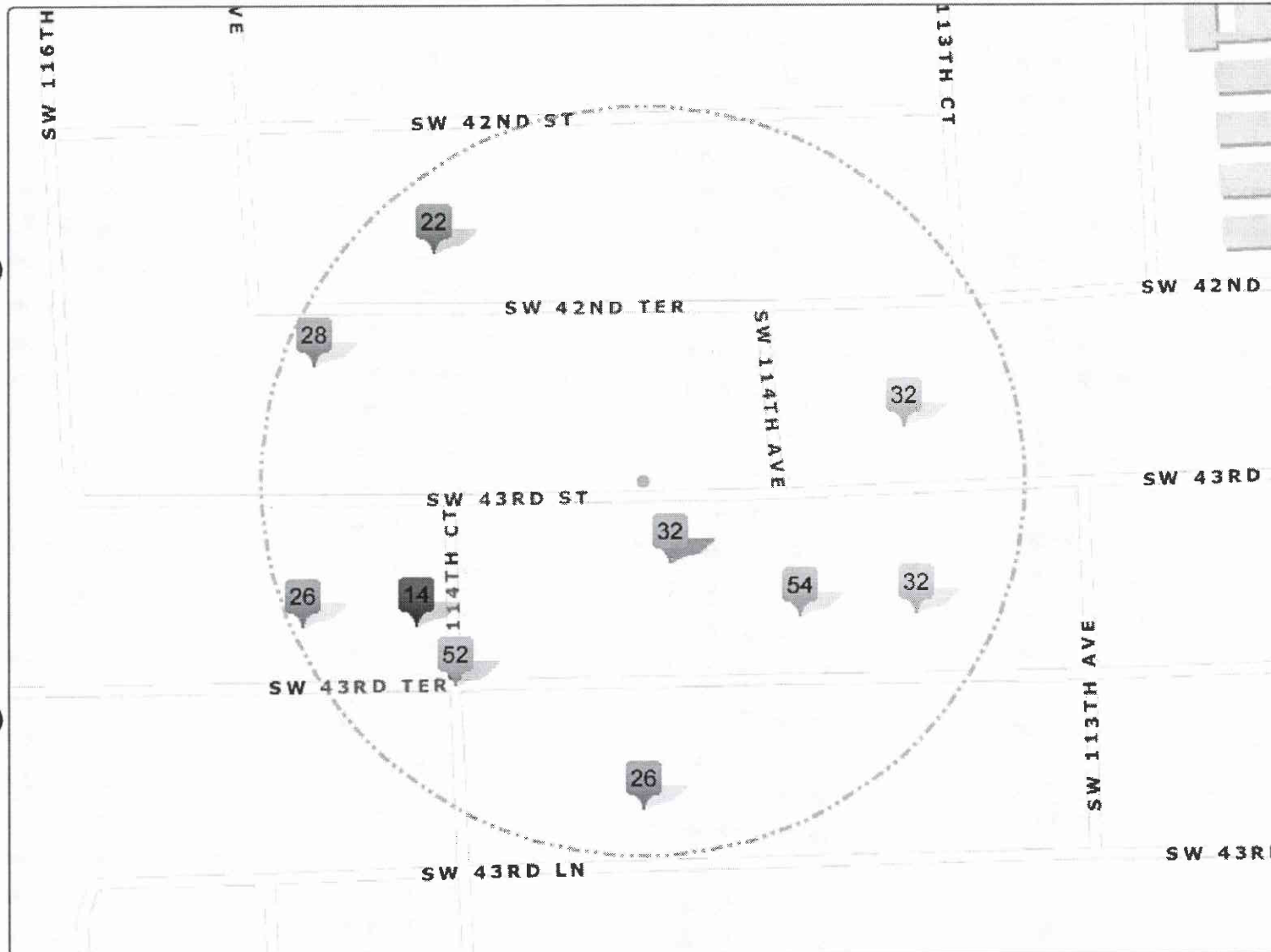
Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD110130042113 MDPD: COUNTY	2011-01-30 21:01 SUN.	GENERAL INVESTIGATION OPEN / PENDING	32 - ASSAULT	OVER N/A - UNKNOWN	N.A. THREAT / INTIMIDATION N.A.	K 1586	3 2	X-Y COORDINATES RESIDENCE-SINGLE 11400 SW 42ND TER
PD110322114902 MDPD: COUNTY	2011-03-22 01:47 TUE.	GENERAL INVESTIGATION OPEN / PENDING	32 - ASSAULT	N.A. N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	K 1586	3 2	X-Y COORDINATES HIGHWAY/ROADWAY 116 AVE 42 ST

2 Total Incidents

# Armando Hernandez 2010 Selected Crimes (Jan 1- Dec 31) 500'

Z2011000067

Miami-Dade Police Department



## Map Legend

CDW Incidents (20)

- 52 - Narcotics Investigation (4)
- 32 - Domestic Assault (3)
- 32 - Assault (3)
- 26R - Burglary Residential (2)
- 28 - Vandalism (2)
- 14 - Conduct Investigation (2)
- 22A - Auto Theft Attempt (1)
- 54M - Major Fraud (1)
- 54C - Credit Card Fraud (1)
- 22S - Auto Theft Stolen (1)



This map was prepared using Miami-Dade County's (MDC) Geographic Information System (GIS). As is the case with all public records information, the nature of the data and the collection processes limit the ability of any aggregator to independently validate data and content. Every effort has been made to ensure that the information represented is accurate, however, the results cannot be guaranteed. In order to ensure the accuracy of the information supplied by MDC, the requestor should consult the official government record. Based on these limitations, MDC is unable to guarantee the accuracy of the information represented. Employees or agents disclaim all warranties, expressed or implied, as to any matter whatsoever and shall not be responsible for any loss or damage that may directly or indirectly arise as the result of use of information contained in the County's GIS.

CrimeView Server  
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# Miami-Dade Police Department

CDW INCIDENT REPORT



## Armando Hernandez 2010 Selected Crimes (Jan 1- Dec 31) 500'

Z2011000067

Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD100103003596 MDPD: COUNTY	2010-01-03 06:38 SUN.	DOMESTIC CRIME OPEN / PENDING	32D - DOMESTIC ASSAULT	BATTERY N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	K 1586	3 2	X-Y COORDINATES RESIDENCE-SINGLE 11321 SW 43RD TER (RES)
PD100115021852 MDPD: COUNTY	2010-01-15 19:20 FRI.	GENERAL INVESTIGATION CLEAR BY ARREST	52 - NARCOTICS INVESTIGATION	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	K 1586	3 2	X-Y COORDINATES HIGHWAY/ROADWAY SW 43RD TER & SW 114TH CT (ROADWAY)
PD100115021903 MDPD: COUNTY	2010-01-15 19:58 FRI.	GENERAL INVESTIGATION CLEAR BY ARREST	52 - NARCOTICS INVESTIGATION	N.A. N/A - UNKNOWN	N.A. OTHER EVIDENCE SEIZED: DRUG	K 1586	3 2	X-Y COORDINATES HIGHWAY/ROADWAY SW 43RD TER & SW 114TH CT (ROADWAY)
PD100202049275 MDPD: COUNTY	2010-02-02 14:00 TUE.	GENERAL INVESTIGATION OPEN / PENDING	32 - ASSAULT	N.A. N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	K 1586	3 2	X-Y COORDINATES RESIDENCE-SINGLE 11465 SW 43RD TER (RES)
PD100216070518 MDPD: COUNTY	2010-02-16 02:21 TUE.	GENERAL INVESTIGATION OPEN / PENDING	28 - VANDALISM	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	K 1586	3 2	X-Y COORDINATES RESIDENCE-SINGLE 11210 SW 46TH ST (RES)
PD100312106773 MDPD: COUNTY	2010-03-11 14:00 THU.	GENERAL INVESTIGATION OPEN / PENDING	26R - BURGLARY RESIDENTIAL	OVER N/A - UNKNOWN	N.A. OTHER STOLEN: CURRENCY / NEGOTIABLE STOLEN: JEWELRY / PRECIOUS METALS STOLEN: RADIO / STEREO	K 1586	3 2	X-Y COORDINATES RESIDENCE-SINGLE 11401 SW 43RD LN (RES)

Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD100325127041 MDPD: COUNTY	2010-03-25 11:55 THU.	GENERAL INVESTIGATION OPEN / PENDING	26R - BURGLARY RESIDENTIAL	OVER N/A - UNKNOWN	N.A. OTHER STOLEN: TV / VIDEO / VCR / DVD	K 1586	3 2	X-Y COORDINATES RESIDENCE-SINGLE 11505 SW 43RD TER (RES)
PD100422170163 MDPD: COUNTY	2010-04-22 19:31 THU.	GENERAL INVESTIGATION OPEN / PENDING	14 - CONDUCT INVESTIGATION	N.A. N/A - UNKNOWN	N.A. THREAT / INTIMIDATION N.A.	K 1586	3 2	X-Y COORDINATES RESIDENCE-SINGLE 11465 SW 43RD TER
PD100506191207 MDPD: COUNTY	2010-05-06 13:03 THU.	ECONOMIC CRIME OPEN / PENDING	54C - CREDIT CARD FRAUD	LOST/STOLEN CC NUM LOST/STOLEN CREDIT CARD #	N.A. OTHER STOLEN: MISCELLANEOUS	K 1586	3 2	X-Y COORDINATES RESIDENCE-SINGLE 11341 SW 43RD TER (RES)
PD100523217120 MDPD: COUNTY	2010-05-23 02:21 SUN.	DOMESTIC CRIME CLEAR BY ARREST	32D - DOMESTIC ASSAULT	AGGRAVATED BATTERY N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	K 1586	3 2	X-Y COORDINATES RESIDENCE-SINGLE 11935 SW 42ND ST (RES)
PD100525220544 MDPD: COUNTY	2010-05-25 13:04 TUE.	GENERAL INVESTIGATION CLEAR BY ARREST	52 - NARCOTICS INVESTIGATION	N.A. N/A - UNKNOWN	MARIJUANA OTHER N.A.	K 1586	3 2	X-Y COORDINATES HIGHWAY/ROADWAY 11711 SW 47TH ST (ROADWAY)
PD100530228404 MDPD: COUNTY	2010-05-30 16:19 SUN.	GENERAL INVESTIGATION OPEN / PENDING	28 - VANDALISM	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	K 1586	3 2	X-Y COORDINATES RESIDENCE-SINGLE 11470 SW 42ND TER
PD100727314601 MDPD: COUNTY	2010-07-27 15:27 TUE.	ECONOMIC CRIME OPEN / PENDING	54M - MAJOR FRAUD	IDENTITY THEFT N/A - UNKNOWN	N.A. OTHER N.A.	K 1586	3 2	X-Y COORDINATES RESIDENCE-SINGLE UNK
PD100728315674 MDPD: COUNTY	2010-07-28 09:39 WED.	DOMESTIC CRIME CLEAR BY EXCEPTION	32D - DOMESTIC ASSAULT	BATTERY N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	K 1586	3 2	X-Y COORDINATES RESIDENCE-SINGLE 11331 SW 43RD ST (RES)
PD100915387036 MDPD: COUNTY	2010-09-15 01:33 WED.	GENERAL INVESTIGATION OPEN / PENDING	14 - CONDUCT INVESTIGATION	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	K 1586	3 2	X-Y COORDINATES RESIDENCE-SINGLE 11244 SW 44TH ST
PD100917390764 MDPD: COUNTY	2010-09-17 15:03 FRI.	GENERAL INVESTIGATION CLEAR BY ARREST	52 - NARCOTICS INVESTIGATION	N.A. N/A - UNKNOWN	N.A. OTHER EVIDENCE SEIZED: DRUG	K 1586	3 2	X-Y COORDINATES HIGHWAY/ROADWAY SW 40TH ST & SW 115TH AVE

Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD100925402159 MDPD: COUNTY	2010-09-25 03:00 SAT.	GENERAL INVESTIGATION OPEN / PENDING	22S - AUTO THEFT STOLEN	VEHICLE N/A - UNKNOWN	N.A. OTHER STOLEN: MISCELLANEOUS	K 1586	3 2	X-Y COORDINATES RESIDENCE-SINGLE 11451 SW 42ND TER (RES)
PD101012427750 MDPD: COUNTY	2010-10-12 23:39 TUE.	GENERAL INVESTIGATION CLEAR BY ARREST	32 - ASSAULT	N.A. N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	K 1586	3 2	X-Y COORDINATES MOTOR VEHICLE SW 42 ST/TPKE
PD101101455709 MDPD: COUNTY	2010-11-01 01:51 MON.	GENERAL INVESTIGATION CLEAR BY EXCEPTION	32 - ASSAULT	N.A. N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	K 1586	3 2	X-Y COORDINATES RESIDENCE-SINGLE 11455 SW 43RD RD (RES)
PD101106464410 MDPD: COUNTY	2010-11-06 21:14 SAT.	GENERAL INVESTIGATION OPEN / PENDING	22A - AUTO THEFT ATTEMPT	VEHICLE N/A - UNKNOWN	N.A. OTHER N.A.	K 1586	3 2	X-Y COORDINATES HIGHWAY/ROADWAY 11451 SW 42ND TER (RESIDENCE)

**20 Total Incidents**